

Holland Zoning Board of Appeals  
Meeting Minutes

Date: June 13, 2018

Present: Don Beal, Chairperson, Scribe  
Ron Seaburg, Secretary  
John Stevens, Member  
Mark Mitchell, Associate

7:00 PM The Minutes for 4/10/18; 4/24/18; and 5/9/18 were read and accepted.  
General Board business was discussed.

7:30 PM The Board approved changes to procedures in the Special Permit Application as follows.  
Effective June 13, 2018, the Holland Zoning Board is the Special Permit granting authority for the following conditions:

- (1) New construction of a dwelling within setbacks on a vacant non-conforming lot if the lot has been previously built upon, but the building no longer exists, and the property has not been abandoned, i.e., for non-payment of taxes.
- (2) Replacement of an existing dwelling within the same footprint with new construction within setbacks on a non-conforming lot.
- (3) Replacement of an existing dwelling with new construction using part of the footprint, and within setbacks on a non-conforming lot.
- (4) New construction of an addition to an existing dwelling within the footprint, with all parts of the new construction within setbacks on a non-conforming lot.
- (5) New construction of an accessory building on a vacant non-conforming lot within applicable setbacks, only if the vacant lot is tied in by deed to the house lot and is not to be sold separately.
- (6) Replacement of an existing accessory building with new construction on a non-conforming lot using part of the footprint and within applicable setbacks.
- (7) New construction of an addition to an existing accessory building within the footprint, with all parts of the new construction within applicable setbacks on a non-conforming lot.
- (8) "Squaring off" a footprint of a structure outside the setback limits may be permitted-
  - (a) If it is needed for the convenience of the homeowner.
  - (b) If it is not detrimental to the neighborhood.
  - (c) Only if it does not increase the square footage of the structure substantially.

7:40 PM Don moved to adjourn. John seconded the motion. Motion approved.

CC: Town Website, ZBA file.

Submitted by:

Ronald Seaburg, Secretary