



Legislation Details (With Text)

**File #:** 24-0375      **Version:** 1      **Name:** ZBA24-0001; 1294 Jewett Avenue  
**Type:** Public Hearing Only      **Status:** Introduced from Staff  
**File created:** 3/14/2024      **In control:** Zoning Board of Appeals  
**On agenda:** 3/27/2024      **Final action:**  
**Enactment date:**      **Enactment #:**

**Title:** ZBA24-0001; 1294 Jewett Avenue  
 Jeffrey Wynes, property owner, is seeking a variance of 63 square feet from Chapter 55, Table 5.17-1 Single-Family Residential Zoning Districts, Lot Area Minimum. The property is zoned R1B, Single-Family Residential, and is 19,937 square feet. Parcels in the R1B district require a minimum lot area of 10,000 square feet. The variance, if granted, will allow for approval of a Land Division and the creation of one 9,937 square foot parcel and one 10,000 square foot parcel.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report ZBA24-0001; 1294 Jewett Avenue.pdf, 2. ZBA24-0001; 1294 Jewett Avenue Survey.pdf, 3. 1294 Jewett Ave Zoning Map.pdf, 4. 1294 Jewett Ave Aerial Map.pdf, 5. 1294 Jewett Ave Aerial Map Zoom.pdf, 6. Survey, 7. land division sketch

Date	Ver.	Action By	Action	Result
3/27/2024	1	Zoning Board of Appeals	Amended	Pass

**ZBA24-0001; 1294 Jewett Avenue**

Jeffrey Wynes, property owner, is seeking a variance of 63 square feet from Chapter 55, Table 5.17-1 Single-Family Residential Zoning Districts, Lot Area Minimum. The property is zoned R1B, Single-Family Residential, and is 19,937 square feet. Parcels in the R1B district require a minimum lot area of 10,000 square feet. The variance, if granted, will allow for approval of a Land Division and the creation of one 9,937 square foot parcel and one 10,000 square foot parcel.