

TOWN OF GRAY
ZONING BOARD OF APPEALS
AGENDA • JANUARY 24, 2024

**Zoning Board of
Appeals Regular
Meeting**

Henry Pennell Municipal Complex
24 Main Street
Gray, Maine

7:00 PM

I. MEETING COMMENCES

Roll Call

II. MINUTES APPROVAL:

- a. Zoning Board of Appeals - Regular Meeting - December 27, 2023, 7:00 PM

III. CONTINUED BUSINESS: PUBLIC HEARINGS

- a. SRB PROPERTY HOLDINGS LLC is requesting a Practical Difficulty Variance from the standards established in the zoning ordinance to reduce a 50-foot required front setback down to 15-feet, to reduce a required 50-foot rear setback down to 15-feet, to reduce a required 25-foot side setback down to 15- feet, and to reduce a required 10-foot side setback for a driveway down to 5-feet located on their property at North Raymond Road, Gray Tax Map 013-101-007-000, in a Rural Residential & Agricultural Zoning District.

IV. ADJOURNMENT

** The Town of Gray is an equal opportunity employer and complies with all applicable equal access to public accommodations law. If you are planning to attend a Town Council or Town committee or board meeting and need assistance with a physical disability, please contact the Town Manager's office at least 48 hours in advance of the meeting to have the Town assist you. 657-3339. TTY 657-3931.*

TOWN OF GRAY
ZONING BOARD OF APPEALS
AGENDA • DECEMBER 27, 2023

Zoning Board of Appeals Regular Meeting



7:00 PM

I. MEETING COMMENCES

Roll Call

II. MINUTES APPROVAL

- a. Zoning Board of Appeals - Regular Meeting Minutes - December 6, 2023 7:00 PM

III. NEW BUSINESS: PUBLIC HEARINGS

- a. *BENTLEY MAYER PROPERTIES LLC is requesting a Practical Difficulty Variance from the standards established in the sign ordinance to reface one existing internally illuminated non-conforming sign located on their property at 263 Shaker Road, Gray Tax Map 013-101-010-000, located in a Rural Residential Agricultural Zoning District.*

- b. *Robert & Joanna Ritchie are requesting a Practical Difficulty Variance from the standards established in the zoning ordinance to reduce a 50-foot required front setback down to 33-feet in order to install a 50-foot right of way accessing the rear of their parcel located on their property at 134 Long Hill Road, Gray Tax Map 064-042-004-000, in a Rural Residential & Agricultural Zoning District.*

- c. *SRB PROPERTY HOLDINGS LLC is requesting a Practical Difficulty Variance from the standards established in the zoning ordinance to reduce a 50-foot required front setback down to 15-feet, to reduce a required 50-foot rear setback down to 15-feet, to reduce a required 25-foot side setback down to 15-feet, and to reduce a required 10-foot side setback for a driveway down to 5-feet located on their property at North Raymond Road, Gray Tax Map 013-101-007-000, in a Rural Residential & Agricultural Zoning District.*

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