

2<sup>nd</sup>. Issued closed in porch building permit to Mike Zabarski, 143 Wards Hill Road, map 13 lot #14-B.

3<sup>rd</sup>. Visited with Ron of Patco at the storage building site, East Baldwin. Confirmed the correction of set-back on a concrete slab for a storage building unit. Discussed another storage structure, to be built, and its future set-back. The unit needed an adjustment to conform to set-back. Discussed “buffering” with neighbor property.

5<sup>th</sup>. Visit during office hours by (LNU) concerning use of a lot on Harris Road, map 1, lot #22, a ½ acre plot. The deed produced reflected that the lot was formed and deeded during 1970. Documentation of a town warrant showed that an ordinance was passed during 1975 that buildable lots increased from ½ acre to 2 acres in size. It was determined that this lot was grandfathered in buildable size.

Buildable lots of unconditional size may be buildable only if set-back dimensions can be applied within the lots space. Also, if an abutting property is owned by the same person and land can be shifted to add to the undersized lot to bring it into more conformity then it must be done to bring the undersized lot into more conformity. The abutting lot #24 is owned by two individuals, one of which is the same individual as owner of lot #22. And lot #22 has a second owner not of the same name as within lot #24. However, lot #24 is only 2 acres and a portion cannot be shifted to add to lot #22 and have lot #24 remain with at least 2 acres to maintain it as a buildable lot. Lot #22 might become all part of lot #24 if all four owners agree to do so.

It is observed and ruled that the two lots, #22 & #24, cannot be combined to form one buildable lot because both lots have ownership under different partners and cannot be required to join as being contiguous lots. And the small lot can contain a residential building of 600+ square feet and meet the set-back requirements. Therefore, the small ½ acre lot being grandfathered is a buildable lot.

Wes.