

1 A submission for your review and suggestions – Bill Miller (Page 1/1)
2 Article 6 General Policies and Regulations Section 7 Common Line Setback
3 Paragraph B. Regulations
4 Item 2 – beginning on page 6-18 with sub-items i, ii & iii on page 6-19

5
6 **Page 6-18 Line 31**

7 Consider rewording to read:

8 2. To address determining the location for a proposed single family residence with
9 respect to interference with shoreline views the requirement for meeting the standard
10 buffer distance shall be eligible to be reduced when consistent with the following:

11
12 **Page 6-19 Line 1**

- 13 i. Where there are existing legally established non-conforming residences that
14 a) do not comply with the standard buffer size of this ordinance,
15 b) are within two-hundred (200) feet of each other and
16 c) are on either side of the property of the proposed residence, then,
17 consistent with the safety of the site, the Administrator shall be authorized
18 to reduce the distance between the proposed residence and the OHWM
19 (the buffer distance) such that the proposed residence can not be located:
20 d) closer to the OHWM than a line that is drawn between the two
21 existing residences (using the point on each residence nearest the OHWM)
22 or (when the lot for the proposed residence has a “cup” shaped shoreline)
23 e) closer to the OHWM than the existing residence that is farthest from the
24 OHWM.
- 25
- 26 ii. In situations where there is only one existing non-conforming residence
27 adjacent to the lot of the proposed residence and it
28 a) does not comply with the standard buffer size of this ordinance and
29 b) is within fifty (50) feet of the site of the proposed residence, then,
30 consistent with the safety of the site, the Administrator shall be authorized to
31 reduce the distance between the proposed residence and the OHWM (the
32 buffer distance) such that the proposed residence can not be located
33 closer to the OHWM than a line that is drawn between
34 c) the point on the existing residence closest to the OHWM and
35 d) a point on the vacant parcel (on the other side of the lot of the proposed
36 residence) that would be the closest point of a buffer and setback from the
37 OHWM allowed for a residence built on that parcel.

38
39 iii Any further reduction to the standard buffer and setback for non-conforming lots
40 beyond those described in this section shall be the result of an approved shoreline
41 variance.