

TOWN OF TEMPLE ZONING BOARD OF ADJUSTMENT

APPLICATION FOR A SPECIAL EXCEPTION

Revised June 2019

Applicant Name: Mark B Paluilis

When filing for a Special Exception, the applicant must complete the ZBA's General Application Form as well as this specific application.

As the applicant, it is your responsibility to provide evidence that you meet each of the requirements for the type of decision you are requesting. simply stating that the standard is met is not sufficient.

You may want to consult with an attorney or other professional as you prepare your application.

Please submit documentation regarding how your application meets each of Temple's specific special exception standards below. Feel free to attach additional documentation.

Temple Zoning Ordinance
Section 13A (2010)
Available on the Town's web site.

Special Exception Standards:

- 1) The proposed use shall be set back at least five hundred feet from any existing dwelling of another owner; provided, however, that, at the discretion of the Board of Adjustment, this distance may be reduced in any amount to a minimum of two hundred feet, but only if written permission is obtained from the abutting owners affected;

Variance has been requested

- 2) The proposed use shall have off street parking which will be ample to serve the proposed use; provided, however, that any such off-street parking shall, at a minimum, be set back at least fifty-five (55) feet from all lot lines.

Existing parking area in front of barn eliminates need for any off-street parking
Existing 4 door, 4 bay area in existing barn ideally lends itself to a small automobile shop
The considerable existing storage bays reduce the number of customer vehicles that may be parked outside in view of the public.

- 3) The proposed use shall not adversely affect the value of adjacent property. An adverse effect on adjacent property is one which would be obnoxious or injurious or limit the use of neighborhood property by causing such problems as excessive noise, odor, smoke, refuse matter, vibration, traffic, dust, fumes, light, glare, drainage, or other conditions that are associated with the intended use but are not typical of permitted uses within the area.

The repair shop will primarily concentrate on AUDI, PORSCHE, and VW vehicles rather than general automobile makes thereby reducing customer traffic.
Work is primarily conducted inside reducing noise, dust, fumes and will be conducted during daytime hours.

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- 4) The proposed site shall be in an appropriate location for the use. Among the factors the Board of Adjustment will consider are: lot size, topography, soils, water resources, road access and locations of driveways, condition of existing structures and other relevant characteristics such as whether the proposed use is compatible with the surrounding land uses.

The existing barn lends itself well to a small automobile repair shop.

- 5) No hazardous waste shall be permanently stored on or disposed of on the property.

Hazardous wastes accumulated will be at a minimum and will be disposed of by using a subscribed waste recycler. On-site hazardous materials will be minimized by using special ordering for the specific vehicle being serviced.

- 6) Traffic generated by the proposed use shall not present a safety hazard to the community for either vehicles or pedestrians, nor shall it cause excessive wear and tear to town roads.

Will operate on the provisions of Home Business II.

- 7) Appropriate buffering landscaping shall be provided within the setback areas, of a type and amount deemed appropriate by the Planning Board during Site Plan Review.

Will operate on the provisions of Home Business II.

- 8) The Board of Adjustment shall, when appropriate, request a recommendation from the Planning Board, the Conservation Commission, Road Agent and/or the Health Officer concerning the proposed use.