

**TOWN OF ALTON ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING AGENDA
Thursday, March 5, 2026, at 6:00 P.M.
Alton Town Hall**

CALL TO ORDER AT 6:00 P.M.

APPOINTMENT OF ALTERNATES

STATEMENT OF THE APPEAL PROCESS

The purpose of this hearing is to allow anyone concerned with an Appeal to the Zoning Board of Adjustment to present evidence for or against the Appeal. This evidence may be in the form of an opinion rather than an established fact; however, it should support the grounds that the Board must consider when making a determination. The purpose of the hearing is not to gauge the sentiment of the public or to hear personal reasons why individuals are for or against an appeal, but all facts and opinions based on reasonable assumptions will be considered. In the case of an appeal for a Variance, the Board must determine facts bearing upon the five criteria as set forth in the State's Statutes. For a Special Exception, the Board must ascertain whether each of the standards set forth in the Zoning Ordinance have been or will be met.

APPROVAL OF AGENDA

1. NEW APPLICATIONS

Case #Z26-05 Jeremy & Jonathan Kemper, Agents for Kemper Landholdings, LLC, Owners	Map 19 Lot 32 69 Drew Hill Road	Variance Rural (RU) Zone
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A **Variance** is requested from **Article 400 Section 452.B** of the Zoning Ordinance to permit a new lot with portion of the 200' required road frontage on second road.

Case #Z26-06 Christine & Joseph Perella, Owners	Map 25 Lot 33 34 Baxter Place	Variance Rural (RU) Zone
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A **Variance** is requested from **Article 400 Section 452.B** of the Zoning Ordinance to permit driveway access on a private road.

Case #Z26-07 Shawn Hillsgrove, Agent for 31 Mooney Street LLC, Owner	Map 29 Lot 38-1 31 Mooney Street	Special Exception Residential Commercial (RC) Zone
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A **Special Exception** is requested from **Article 400 Section 401.D.7** of the Zoning Ordinance to permit an automotive & truck motor vehicle washing facility.

Case #Z26-08 Shawn Hillsgrove, Agent for 47 Loon Cove, LLC, Owner	Map 50 Lot 36 47 Loon Cove	Variance Equitable Waiver Lakeshore Residential (LR) Zone
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1. A **Variance** is requested from **Article 300 Section 320.E.1** of the Zoning Ordinance to permit expansion of a structure from converting a porch to living space.
2. An **Equitable Waiver** is requested from **Article 300 Section 327.A** of the Zoning Ordinance to permit the encroachment of existing structures in setbacks.

1. **Previous Business:**
2. **New Business:**
3. **Approval of Minutes:** ZBA meeting minutes of January 8 & February 5, 2026.
4. **Correspondence:**

ADJOURNMENT

Chairman

*If there is foul weather or lack of a quorum, the public hearing will be continued to Thursday, April 2 2026, starting at 6:00 P.M. at the Alton Town Hall, and a notice shall be posted stating same.

RM/ 2/24/26