

**TOWN OF ALTON ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING AGENDA
Thursday, July 9, 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 #Z26-12 Varney Engineering, Tom Varney, Agent for Sedwin, LLC, Karen Stevenson and & Gary Sedler, Members	Map 48 Lot 41 175 Roberts Cove Road	Special Exception Lakeshore Residential (LR) Zone
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A **Special Exception** is requested from **Article 300 Section 320.D.3** of the Zoning Ordinance for the replacement and expansion of an existing cottage where there are two single-family dwelling units on one lot.

Case #Z26-13 Verdantas, LLC, James Rines, Agent for Fernhill Corporation, Robert Headley, President	Map 2 Lot 26-4-3 62 Fernhill Drive – Unit 3	Special Exception Rural (RU) Zone
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A **Special Exception** is requested from **Article 300 Section 320.E.2** of the Zoning Ordinance for the replacement and relocation of an existing non-conforming structure.

Case #Z26-14 Varney Engineering, Tom Varney, Agent for Kirsten Wingate-Dawson, Owner	Map 79 Lot 36 492 Rattlesnake Island	Variance Special Exception Lakeshore Residential (LR) Zone
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1. A **Variance** is requested from **Article 300 Section 327.A.1** of the Zoning Ordinance for the replacement of a non-conforming cottage within the 30’ setback of the lake.
2. A **Special Exception** is requested from **Article 300 Section 320.E.2** of the Zoning Ordinance for the replacement of an existing cottage with expansion of 18SF within the lake setback.

1. **Previous Business:**
2. **New Business:**
3. **Approval of Minutes:** ZBA meeting minutes of May 7, 2026.
4. **Correspondence:**

ELECTION OF OFFICERS FOR 2026-2027-tabled from March 5, 2026

ADJOURNMENT

Chairman

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

RM/ 6/30/2026