

PUBLIC HEARING NOTICE: PITTSFORD ZONING BOARD of ADJUSTMENT (ZBA)

On **Monday, October 27, 2025; at 7:00 PM**, at Town Offices (426 Plains Road) the **Pittsford ZBA will conduct, in Person and Remotely via Zoom, Public Hearings to review:**

Application #25-48 from Robert Howland & Mary Jean Wasik (Owners), requesting the new construction of a 8'w x 12'h x 6'd open porch for the front entry of a pre-zoning non-conforming residential structure at 1114 Adams Rd. (Parcel #0659). This construction would encroach the minimum prescribed front (street) setback and requires ZBA review under Sections 804 &/or 808 of Pittsford's zoning regulations.

Interested Parties are to signed/logged in by 7:15 pm and prepared to submit testimony, or they may forfeit their right to appeal any decision by the ZBA in VT Superior Court.

Zoom Log-in information and concise copies of these permits may be viewed on-line at www.PittsfordVermont.com. Complete applications may be viewed at Town Office.

For (remote) ZOOM conference participation:

For VIDEO conference <https://www.Zoom.us> Meeting ID 652 103 6395

For TELEPHONE only, Dial: 929 205-6099 Enter # upon prompt. Hit # again to join.



TOWN OF PITTSFORD
ZONING APPLICATION

Application for: (Check all that Apply): ☒ Zoning Permit ☐ Appeal of Admin Decision ☐ Variance
☐ Site Plan Review ☐ Subdivision ☒ Conditional Use ☐ Lot Line Adjustment
*For applications including conditional use, variance, subdivision, and lot line adjustment, an addendum sheet will need to be completed for the application to be complete.

APPLICANT INFORMATION

Name: _____ Telephone #: _____

Mailing Address: _____

E-mail Address: _____

OWNER INFORMATION (If Different than Applicant)

Name: ROBERT HOWLAND, MARY JEAN WASK Telephone #: 802 483-2838

Mailing Address: 1114 ADAMS RD PITTSFORD 05763

E-mail Address: _____

PROJECT LOCATION

Parcel #: 0659 Tax Map #: 26 Lot #: 194 Plot #: 1114

Street Address: 1114 ADAMS RD BA 86 Pg 191

Is the Property in a Flood Plain? ☐ Yes ☒ No Wetlands area: ☐ Yes ☒ No

Lot Size: 2.32 Zoning District: RURAL

Present Use of Property: ☐ Vacant ☒ One-Family ☐ Two-Family ☐ Multi-Family

☐ Commercial ☐ Industrial ☐ Other: Describe _____

PROPOSED WORK TO BE COMPLETED/USE OF PROPERTY

☐ New Building ☒ Alteration/Addition ☐ Change of Use ☐ Subdivision

Description of Proposed Work: SEE ATTACHED DESCRIPTION OF PROJECT

SECTION 808 TO EXPAND THE FRONT OF NON-CONFORMING
SFR TO CONSTRUCT A 8'W x 6'D OPEN FRONT PORCH

CERTIFICATIONS OF APPLICANT AND/OR PROPERTY OWNER

PROPERTY OWNER: The undersigned property owner hereby certifies that the information for this application is true, accurate, and complete and that the applicant has full authority to request approval for the proposed use of the property and any proposed structures.

Robert E. Howland
Property Owner's Signature

Oct 3, 2025
Date

APPLICANT (if not property owner): The undersigned applicant hereby certifies that ALL the information submitted for this application is true and accurate and that the information provided is complete.

October 6, 2025

Mr. Jeff Biasuzzi
Zoning Administrator, Town of Pittsford Vermont
Municipal Office P.O. Box 10
426 Plains Road
Pittsford, VT 05763

Dear Mr. Biasuzzi,

We are applying for setback relief under Section 808 of the Pittsford zoning regulations to build a small porch on the front (west) side of our residence at 1114 Adams Road in Pittsford.

We wish to install an 8 foot wide, 6 foot long porch on the front of the house that faces Adams Road (see attached drawings). The porch will be 45 feet from the center of Adams Road. We wish to install the porch for the following reasons.

We have recently replaced the front door and will replace the steps that have been there for many years. We plan to age in place at this house and likely will need to eventually install handicapped access. Rob at age 70 already has somewhat limited mobility and has trouble with steps.

The front of the house is a better option for access than the rear entry as it has fewer steps and would require a smaller ramp. This house has significant ice dam build-up and drops icicles and dangerously large chunks of ice during thaws and springtime. The porch roof would protect us from the falling ice as we enter and exit.

The front of the house is not plumb as is evident in many older houses. This created a situation where the front door has been much more exposed to rain and roof runoff than is normal. Due to a limitation on the size of the existing doorway we had to use wooden doors which have rotted and been replaced 3 times since we have lived in the house. This time we removed enough of the front to allow a full-sized weatherproof door to be installed but discovered the sill under the entryway was completely rotted away from exposure to weather. We replaced an 8 foot section of sill, but it too will be exposed to weather damage without a porch roof to protect it. We have photos of the rotted sill to share with the Board.

While replacing the door workers uncovered evidence that the house once had a porch on the front. Adding a porch now will be consistent with historical construction. (See attached photos of exterior posts.)

The house apparently was already in place when Adams Road was put in. Of course, the house and road construction occurred long ago, but we as current owners had no control of either placement of the house or Adams Road.

The small front porch with a roof will be very valuable to us to maintain the integrity of the structure and for personal safety as we enter and leave the house. We respectfully request setback relief to allow us to build it.

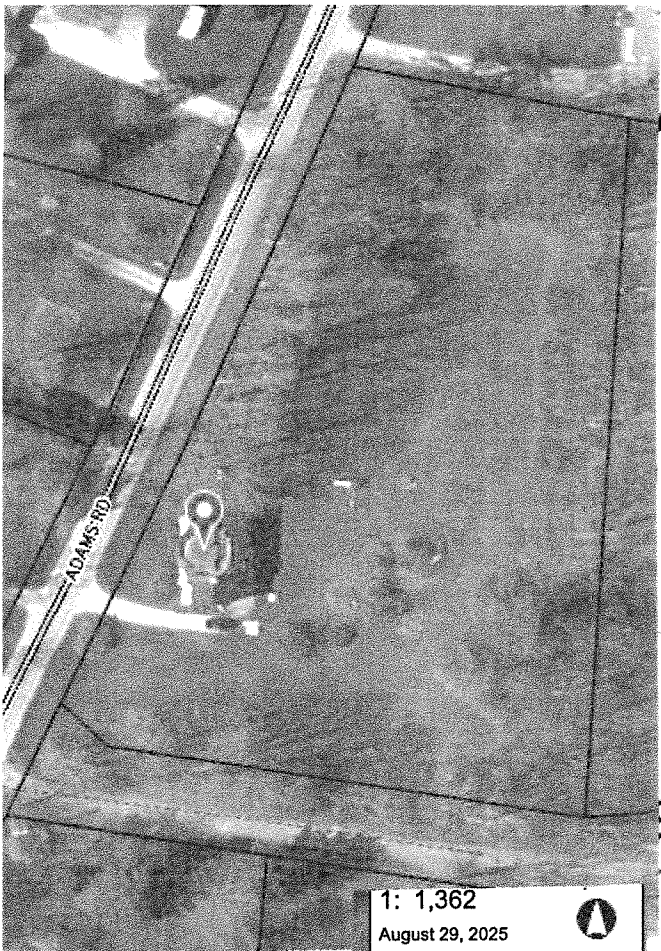
Please let us know when the Board of Adjustment will meet to consider our request as we would like to attend that meeting.

Sincerely,

s/Robert Howland *Mary Jean Wasik*

Robert Howland and Mary Jean Wasik
1114 Adams Road
Pittsford, VT 05763

802-483-2838



1: 1,362
August 29, 2025

0 34.00 69.0 Meters
1" = 114 Ft. 1cm = 14 Ft.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

414

125.2

212.28

Pape
26-19

318.08

167.97

145

EDGE OF ROAD ROW

0659

409.66

EDGE OF TRAVEL LANE
3 ADAMS
79' 6"

26-194-1114

2.32 A

Howland

407.7

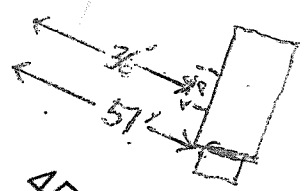
26-194-1109

archinkoski

0850

176.6

228.81



45.44

288 50' R.O.W.

Bald Peak Ln.

100.3

106

180.67

ADAMS RD

67.6

158.85

Soulia

Wallis

26-194-1078

13.15

26 200 0052

34

PROPOSED PORCH
FOR R. M. HOWLAND
ADDAMS RD.
PITTSBURGH, VT.

