

ZONING BOARD MEETING

SEPTEMBER 19, 2023

PRESENT: Chrmn Sue Boardman, Ruth Cahn, Sue Banister, Steve Brent. Absent Sue Linder

GUEST: Kathryn Helevinski

Chairman Sue Boardman opens meeting/Public meeting 7:03

VARIANCE REQUEST: Kathryn Holevinski- deck variance 8338 Baker Rd

Chairman Sue B – Appeals application information was given to board members, public notice read by Sue B.

Applicate submitted a zoning board appeals dated 8/10/23 for an area variance to allow construction of a front deck that does not meet front setback requirements, where town code section 140-12(C)(1)(a) requires a front setback of 75 feet. And the proposed deck would intrude into the front setback by 14 feet 1 inch, leaving a front setback of 65 feet 11 inches. The deck replaces a covered front porch that was removed.

Plans were provided for the board to see the requested deck. Questions were asked by the board member and the applicant was to able explain reasons for the variance and design of deck.

No other guest/neighbors were present.

Public Meeting portion of meeting was closed by Chrmn Sue Boardman at 7:14

Regular meeting resumed 7:16, Resolution was read and each item was addressed:

#1 An undesirable change would/would not be produced.

***would not be- because the front deck is part of the residential structure and is intended to replace a prior unsafe front porch.**

#2 The benefit sought by the applicant can/cannot be achieved by some other reasonable method.

***cannot -because the front door is too high off the ground to be used without a deck in front of the house, and only way to install a front deck is to obtain a variance because the front line of the house is already at the setback limit.**

#3 The requested area variance is/is not substantial.

***is not -because the requested variance is only approximately 14 feet into the existing 75 foot setback.**

#4 The proposed variance will/will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

***will not -because the variance is to replace a pre-existing deck that was removed.**

#5 the alleged difficulty is self-created because it is the desire of the applicant to install the front deck. This consideration is relevant to the decision of the board but shall not necessarily preclude the granting of the area variance.

Motion offered to approve variance and Resolution by board member Ruth Cahn, 2nd by Sue Banister.

All Approved.

Minutes from May 16, 2023 zoning board minutes were read. Motion to approve by Ruth Cahn and 2nd by Steve B, All Approved.

With no other matters before the board, Motion to adjourn by Ruth C, 2nd Steve B, All approved.