ZONING BOARD OF APPEALS

MEETING OF 5-11-22

PRESENT: Kathryn Zeyher

 Michael Dillinger

 James Myers

 Ben Rathjen

ABSENT: Patrick Tierney

Ms. Zeyher called the meeting to order at 7:30.

RUGEN: Applicant is applying for a front yard setback to provide for an addition of a garage to his single family house. Mr. Myers made the motion to open the public hearing. Seconded by Mr. Dillinger. As there was no response from the audience, the public hearing was closed.

RESOLUTION GRANTING AN AREA VARIANCE

**WHEREAS** the application for a variance will not be detrimental to the property as existing structure does not decrease the current setback and

**WHEREAS** there will be no undesirable change in the character of the neighborhood as it is a pre-existing residential property and

**WHEREAS** there are no alternative (feasible) methods available to the applicant as it is a renovation to the existing structure and

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**WHEREAS** the requested variance is not substantial and

**WHEREAS** no impacts/effects would the variance cause to the physical and/or environmental conditions existing in the locality as it is residential and

**WHEREAS:** The variance requested is not a result of a “self-created hardship” as it is a pre-existing home being renovated.

Taking into consideration the “benefit to the Applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such a grant: Do the five factors when considered together balance in favor of granting the variance? Motion to approve made by James Myers and seconded by Mike Dillinger. All in Favor: Unanimous.

**COHEN AREA VARIANCE**: There is a need for exact measurements for next meeting. Mr. Myers made the motion to schedule a public hearing for June 8, 2022. Seconded by Mike Dillinger. All in favor: Unanimous.

**NILSONN AREA VARIANCE**: Applicant would like to turn a vacant barn into an accessory apartment. A variance of .95 acres is needed. Motion was made to schedule a public hearing for June 8, 2022. Seconded by Ben Rathjen . All in favor : Unanimous.

Respectfully submitted by:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Mary Dalton

Approved by:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Kathryn Zeyher, Chair