TOWN OF STANFORD

ZONING BOARD OF APPEALS

MEETING OF 11-9-22

PRESENT: Kathryn Zeyher, Chair

 James Myers

 Michael Dillinger (by phone)

ABSENT: Ben Rathjen

 Patrick Tierney

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

RIVERS AREA VARIANCE PUBLIC HEARING: Ms. Zeyher opened the public hearing. As there was no input from the public, the hearing was closed. Motion was made by James Myers to approve the variance and seconded by Ben Rathjen. All in favor: Unanimous.

RESOLUTION GRANTING A VARIANCE

**Whereas** The requested variance will not be detrimental to nearby properties as it is a pre-existing home and

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**Whereas** there will be no undesirable change occurring in the character of the neighborhood and

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**Whereas** there are no alternative (feasible) methods available to the applicant because of pre-existing modifications and

**Whereas** the requested variance is substantial and

**Whereas** the variance would cause no effects and/or impacts to the physical and/or environmental conditions existing in the locality and

**Whereas** the variance requested is not a result of a “self-created hardship”.

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? Yes. Mr. Myers made the motion to grant the variance, seconded Ms. Zeyher. Mr. Dillinger verbally approved by phone.

PLATT FRONT YARD VARIANCE: Applicant is requesting a 65.5 foot variance to construct a front deck located at 1154 Hunns Lake Road. Board requested that the request should be 66 feet and noted on the map. Deck will be a one story structure. Mr. Myers made the motion to schedule a public hearing on December 14th at 7:30 pm. Seconded by Michael Dillinger, by phone. All in favor: Mr. Myers, Mr. Dillinger and Ms. Zeyher. Motion passed.

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Respectfully Submitted by\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Mary Dalton, Secretary

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

 Kathryn Zeyher, Chair

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Respectfully Submitted by:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_