TOWN OF STANFORD

ZOINING BOARD OF APPEALS

MEETING OF 12-14-22

PRESENT: Kathryn Zeyher, Chair

 James Myers

 Patrick Tierney

 Ben Rathjen

ALSO PRESENT: Anne Arent, Town Board Liaison

Minutes of September 14, 2022 were accepted with corrections. Minutes of October 12, 2022 were accepted as read. Minutes of November 9, 2022 were accepted with corrections.

PLATT PUBLIC HEARING:

Applicant is requesting a 66 foot front yard variance to replace an existing front porch. As there were no comments from the public hearing, the hearing was closed.

Mr. Myers made the motion to approve the request for a variance and it was seconded by Mr. Tierney. 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 structure, and

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**WHEREAS,** there will be no undesirable change occurring in the character of the neighborhood as it is a pre-existing modification of a structure and

**WHEREAS,** there are no existing alternative (feasible) methods available to the applicant, and

**WHEREAS,** the requested variance is substantial, and

**WHEREAS,** there will be no effects and/or impacts that the variance would cause 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 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? Mr. Myers made the motion to approve the variance, second by Mr. Tierney. All in favor: Unanimous. Motion passed.

Board interviewed three for the vacant position on the Board.

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

 Mary Dalton

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

 Kathryn Zeyher, Chair

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