Town of Stanford

Zoning Board of Appeals

Meeting of 11-8-23

PRESENT: Kathryn Zeyher

 Patrick Tierney

 Ben Rathjen

 Steve Mosher

 James Myers

Minutes: Minutes of 9-13-23 and 10-11-23 were reviewed. Jim Myers made the motion to accept the minutes and it was seconded by Pat Tierney. All in favor: Unanimous.

LAURA KIRKPATRICK, 83 GRIST MILL LANE PUBLIC HEARING: Applicant is requesting a 41 foot front yard setback to accommodate an addition of a mudroom on her existing residence. Ms. Zeyher declared the public hearing open. There being no comments from the public hearing, Ms. Zeyher made the motion to close the public hearing which was seconded by Mr. Mosher. Work sheet was completed. Mr. Tierney made the motion to approve the variance. Seconded by Mr. Rathjen. All in favor: unanimous.

**RESOLUTION GRANTING A FRONT YARD SETBACK VARIANCE FOR KIRKPATRICK AT 83 GRIST MILL LANE**

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**Whereas** the requested variance will not be detrimental to nearby properties as the house is an existing non-conforming house and

**Whereas** there will be no undesirable change occurring in the character of the neighborhood as the pre-existing home renovation is consistent with the existing door and

**Whereas** there are no alternative(feasible) methods available to the applicant as it is a non-conforming structure within the 100 foot setback and

**Whereas** the requested variance is substantial and

**Whereas** there are no effects and/or impacts that the variance would cause to the physical and/or environmental conditions existing in the locality as it is a pre-existing home renovation and

**Whereas** the variance requested is not a result of a “self-created hardship” as the pre-existing home is non-conforming.

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 grant,” do the five factors, when considered together, balance in favor of granting the variance? Mr. Tierney made a motion to approve the variance. Mr. Rathjen seconded. All in favor: Unanimous.

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There being no further business, Ms. Zeyher made the motion to adjourn, seconded Mr. Meyers. All in favor: Unanimous.

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

 Mary Dalton

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

 Kathryn Zeyher, Chair

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