TOWN OF STANFORD

ZONING BOARD OF APPEALS

MEETING OF 9-13-23

PRESENT: Kathryn Zeyher, Chair

 James Myers

 Patrick Tierney

 Ben Rathjen

 Steve Mosher

MINUTES: Minutes of 8-9-23 were reviewed. Mr. Myers made the motion to accept the minute as written . Seconded by Mr. Rathjen. All in favor: Unanimous.

KIERNAN AREA VARIANCE (122 Hunns Lake Road). Mr. Kiernan reviewed his request for an area variance. Applicant is requesting a front setback of 65 feet, a 38 foot eastside setback and an 8 foot westside setback. Ms. Zeyher declared the public hearing opened. As there were no comments from the public Ms. Zeyher made a motion to close the public hearing. Seconded by Mr. Myers. Worksheet was prepared.

 **RESOLUTION FOR KIERNAN SETBACK VARIANCE**

**Whereas** the requested variance will not be detrimental to nearby properties as most home lots in the area are non-conforming and

**Whereas** there will be no undesirable change occurring in the character of the neighborhood as it is a renovation of an existing home and

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**Whereas** there are no alternative (feasible) methods available to the applicant as it is a non-conforming lot with a pre-existing home and

**Whereas** this requested variance is substantial and

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

**Whereas** there are no effects and/or impacts that the variance would cause as it is a renovation of an existing, non- conforming home.

TAKING INT0 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? Motion made by Mr. Myers to approve this variance, seconded by Ben Rathjen. All in favor: Unanimous.

MANNING SETBACK VARIANCE (252 Ernest Road) : Mr. Manning reviewed his application for a variance. Applicant has a corner lot and is requesting a 6 foot setback on Wing Road and a 60 foot setback on Ernest Road. Ms. Zeyher declared the public hearing open. As there were no comments from the public, Mr. Myers made the motion to close the public hearing and was seconded by Mr. Mosher. All in favor: Unanimous.

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**RESOLUTION FOR MANNING SETBACK VARIANCE**

**Whereas** the requested variance will not be detrimental to nearby properties as it is a pre-existing home on a non-conforming lot and

**Whereas** no undesirable change will occur in the character of the neighborhood as it is a pre-existing home renovation and

**Whereas** there are no alternative (feasible) methods available to the applicant as it is a non-conforming lot and

**Whereas** the requested variance is substantial and

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

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

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? Motion made by Mr. Rathjen and seconded by Mr. Tierney to approve this variance. All in favor: Unanimous.

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Ms. Zeyher read a letter from Mr. King which was sent to Ms. Burton. Letter deferred to Mr. Butts.

Mr. Myers made the motion to adjourn. Seconded by Mr. Rathjen. All in favor: Unanimous.

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

 Mary Dalton

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

 Kathryn Zeyher, Chair