

Zoning Board of Appeals

Town of Chazy

Hearing Minutes

10 November 2015

Chazy Town Hall, 7:00 PM

CALL TO ORDER: 7:00 PM by J. Green

MEMBERS PRESENT: Jeff Green, Bruce LaDue, Steve Stone, Code Officer Michael Tetreault

OTHERS PRESENT: B. West, D. Lauzier, A. Gauthier

APPROVAL OF MINUTES: 12 May 2015

Motion made by B. LaDue to dispense with reading of 12 May 2015 Hearing Minutes, seconded by S. Stone.

Vote: J. Green, yes. B. LaDue, yes, S. Stone, yes

B. LaDue motioned that the minutes of 12 March 2015 be approved, seconded by S. Stone.

Vote: J. Green, yes. B. LaDue, yes, S. Stone, yes

OLD BUSINESS:

NEW BUSINESS:

Appeal No. 2015-006: Area Variance request by Doris Lauzier to locate a gazebo on her Lakeshore Road property

Discussion:

J. Green opened the public comment portion of the meeting.

There was no public comment.

D. Lauzier informed The Board that the gazebo is prefabricated, metallic, and will be easily removed. Applicant's plan is to leave it up for more than one year.

The Board determined that:

- a. Installation of the gazebo would not cause an undesirable change in the character of the neighborhood as the neighboring properties' structures encroach closer to the road.
- b. The benefit can be achieved by the feasible alternative of setting the gazebo further back on the property.
- c. The request is substantial at a 75% setback
- d. There would be no adverse impact on environmental or physical conditions
- e. The alleged difficulty was self-created

Motion: A motion was made by S. Stone, seconded by B. LaDue, to grant the area variance with the following condition:

The only building to be erected is the one presented before the Zoning Board of Appeals on November 10, 2015. This approval does not give the property owner the ability to erect a different structure on the concrete slab in the future without applying for another area variance, which may be denied at that time.

Vote: J. Green, yes. B. LaDue, yes, S. Stone, yes

MEMBER ISSUES: B. LaDue brought forth a concern about neighbor notification of applications and hearings. It was suggested by B. West that a sign be placed on the properties in question, and agreed to turn over said sign to the Zoning Board of Appeals.

ADJOURNMENT OF MEETING: Motion by B. LaDue to adjourn the hearing, seconded by S. Stone. TIME: 7:40 PM.