

# Zoning Board of Appeals

## Town of Chazy

Hearing Minutes

February 9, 2016

Chazy Town Hall, 7:00 PM

**CALL TO ORDER:** 6:59 PM by J. Green

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

**OTHERS PRESENT:** H. Giuliano, R. Brockway, D. Lashway, A. Tamer, C. Tamer

**APPROVAL OF MINUTES:** November 10, 2016

Chairman Green stated that it was no longer necessary to read or approve minute at the start of meetings.

**OLD BUSINESS:**

**NEW BUSINESS:**

**Appeal No. 2015-007:** Adam Tamer request for a front yard setback for the NW corner of his home.

**Discussion:**

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

There was no public comment.

The Board determined that:

- a. The 5.08ft encroachment of the NW corner of the house would not cause an undesirable change in the character of the neighborhood.
- b. There is no feasible alternative.
- c. The request is not substantial. Only 32 sq. ft. (less than 5%) of the home encroaches.
- 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 no conditions:

**Vote:** J. Green, yes. B. LaDue, yes R. Laurin, yes S. Stone, yes

**Appeal No. 2016-001:** Walter Brockway request for a side yard setback

**Discussion:**

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

There was no public comment.

The Board and W. Brockway discussed demolishing the current residence, putting up new 1.5 story home, and the N-NE side encroachment

The Board determined that:

- a. The variance would not cause an undesirable change in the character of the neighborhood as both the north and south setback encroachments would be improved.
- b. The applicants could move the home five feet to the left on the lot, which would make the house look more centered between neighboring homes.
- c. The 25% request is not substantial.
- d. There would be no adverse impact on environmental or physical conditions, rather an improvement
- e. The alleged difficulty was self-created

**Motion:** A motion was made by R. Laurin, seconded by B. LaDue, to grant the area variance with no conditions:

**Vote:** J. Green, yes. B. LaDue, yes R. Laurin, yes S. Stone, yes

#### **MEMBER ISSUES:**

**ADJOURNMENT OF MEETING:** Motion by R. Laurin to adjourn the hearing, seconded by B. LaDue. TIME: 7:40 PM.