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KAISER VARIANCE continued:

Mr. Kaiser then went over the criteria for a Variance:

1. **WOULD NOT BE CONTRARY TO THE PUBLIC INTEREST:** Many of the neighbors have large garages, and some are close to the property lines. The garage will not impede anyone's view and it will add value to the property.
2. **SPIRIT OF THE ORDINANCE:** It will not inhibit anyone's view.
3. **SUBSTANTIAL JUSTICE IS DONE:** They wish to build a garage on the small lot just as many of the neighbors have. It is a small lot with a small house and no storage area.
4. **VALUES OF SURROUNDING PROPERTIES WOULD NOT BE DIMINISHED:** It will enhance the property and therefore help to increase values.
- 5.A.1 & ii, B. **HARDSHIP:** The lot is small and it would be difficult to build a garage anywhere else. It will not impede views and many of the neighbors have garages so it is a reasonable use. The plot is too small and only has a 5' crawlspace under it for storage. There are a couple of Oak trees which drop acorns on their car, cracking the windows as well as putting some dents in it.

Mr. Denton asked where, in the photos supplied, the garage would be located and was shown. It was noted that all of the abutters signed letters of approval for the project. It will allow for storage. Ms. Dolloff asked why they chose that spot and did not attach it to the house. Mr. Kaiser answered that it would still infringe on the setbacks and would block the access to the back yard. Mr. Denton asked if it could be done in such a way that it would only infringe on one setback and Mr. Kaiser stated that it would not. Both would still be affected. The Board asked why the tax map shows 100' across the back property line while their drawing shows 91' $\frac{3}{4}$ ". Mr. Kaiser stated that they took the measurement that is on a survey map done by Colin Brown.

With no further questions from the Board, Mr. DeStefano asked for public input for and against but there was none. He then closed the hearing for deliberation by the Board.

In summary, the applicants wish to add a garage that will impose up to 5' on two lot lines (rear and side). Mr. Denton stated that the sale of the property is contingent with this garage variance and that all of the abutters have signed their approval. Ms. Bohmiller agreed. Mr. Denton felt that they met the hardship as it is a tiny lot and the house is small. Ms. Dolloff added that it complies with the character of the neighborhood. It was also mentioned that the acorns are a problem.

L. Denton made a MOTION, second by L. Bohmiller, to VOTE ON THE CRITERIA AS ONE ITEM. The motion CARRIED.

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KAISER VARIANCE continued:

L. Denton made a MOTION, second by L. Bohmiller, to APPROVE THE VARIANCE AS PRESENTED. The motion CARRIED and Mr. DeStefano explained the 30-day appeal period and then signed the Notice of Decision.

COMMUNICATIONS: None.

ELECTION OF OFFICERS:

A. Dolloff made a MOTION, second by L. Bohmiller, to ELECT ALAN DESTEFANO AS CHAIR AND RICHARD LAFLAMME AS VICE CHAIR. The motion CARRIED.

NEXT MEETING: The next meeting is to be held Tuesday, May 3, 2016 at 6:00 p.m. There have been no applications as yet but applicants have until April 15th to apply.

With no other business before the Board, they adjourned the meeting at 6:55p.m.

Respectfully submitted,
Jan Laferriere, recording secretary