

Town of Johnsburg  
Zoning Board of Appeals  
Tannery Pond Community Center  
May 02, 2016

**ZBA Members:** Cathy Allen, Phillip Goodman, James Jones

**Applicants:** North River Fire Department

**Guests:**

**ZEO:**

Public Hearing called to order 7:25pm by Mrs. Cathy Allen

**Variance V-01-2016: North River Fire Department-13<sup>th</sup> Lake Rd.- Sheilds Rd.**

requesting 2 separate reliefs for an addition to the back of the Firehouse, there is presently a shed on the property which they will be tearing down and replacing with an addition.

5/2/16

Town of Johnsburg Zoning Board of Appeals Variance # V-01-2016

This is a request for an area variance to grant sideline relief of 4 feet on one sideline and 12 feet on one front side.

Background: The North River Volunteer Fire Company would like to place a 20'x40' addition on the rear of their building in North River. The original firehouse was constructed in 1957 (pre-existing any zoning ordinance). The lot the firehouse sits on is a corner lot with frontage on both 13th Lake Road and Sheilds Road. Article 4, Section 455B of the town's zoning ordinance states that corner lots of rectangular shape shall be deemed to have two front yards and two side yards and no rear yard. The fire company lot in question (30-1-62) has 2 square corners with one of the long sides being slanted (The Sheilds Rd side). The sides abutting 13<sup>th</sup> Lake Rd and Sheilds Rd will be considered to be the two front sides; while the side abutting lot 30-1-63 (Sansom) will be considered side A with the side abutting lot 30-1-61 (Davis) considered side B. The corner of the addition facing Sheilds Rd is 30 feet from the road and including the roof overhang will need 12 feet of front side relief, while the side facing lot 30-1-63 is 28 feet from the line and including roof overhang will need 4 feet of sideline relief.

Philip Goodman moved to grant 12 feet of front side relief towards Sheilds Rd., and grant 4 feet of relief for side A abutting lot 30-1-63 (Sansom) and approve area variance application V-01-2016.

Rationale:

- 1) Granting this relief will not cause an undeniable change to the character of the neighborhood. The firehouse has existed for almost 60 years and the new addition would merely enhance the fire company's ability to continue serving the community.
- 2) The lot is limited by size and physical characteristics; fitting the necessary addition on the existing the lot cannot be otherwise attained without the variance.
- 3) The variance is not substantial; the footprint of the addition will still be 28 feet from the side and 30 feet from the second front.
- 4) The physical and environmental conditions in the neighborhood will not be negatively impacted. The addition will allow the fire company to better protect the neighborhood and the surrounding environment.
- 5) The condition is not self-created, in the almost 60 years since the firehouse was built the ever increasing needs of the community have necessitated the requested expansion of the firehouse.

Motion seconded by James Jones.

Motion passed 3-0.

Motion to close the public hearing made by Mr. Goodman, seconded by Mrs. Allen all in favor.

**Variance V-01-2016: North River Fire Department-13<sup>th</sup> Lake Rd.- Sheilds Rd**

Mrs. Allen wanted on record she is the chairman for the Zoning Board and also the Secretary/Treasurer for the North River Volunteer Fire Department but she has no financial interest in this variance. Mrs. Allen asked Mr. Goodman to Chair the meeting for this variance because of her ties to the Fire Department.

Philip Goodman moved to grant 12 feet of front side relief towards Sheilds Rd., and grant 4 feet of relief for side A abutting lot 30-1-63 (Sansom) and approve area variance application V-01-2016.

**Approval of Minutes:**

7:40pm Mr. Goodman made a motion to close the meeting and seconded by Mr. Jones all in favor, motion carried.

Note: Approving the minutes was forgotten and done at the next meeting June 6, 2016 with the request that a note be made on these minutes to reflect that.

Respectfully,

Joann M. Morehouse