

Town of Johnsbury
Zoning Board of Appeals
Tannery Pond Community Center
February 3, 2014

Attendance:

ZBA Members: Cathy Allen, Philip Goodman and James Jones

Applicants: Greg Taylor

Guests: Frank V. DeSantis

ZEO: Danae Tucker

Public Hearing called to order at 7:10

Town of Johnsbury Zoning Board of Appeals Use Variance V-01-2014

Purpose of the variance: to allow Greg Taylor seeking relief to construct a house with 38 feet 6 inches for walk out. Tax Map #83.-2-55.1

Hearing Minutes:

Mr. Frank V. DeSantis, Mr. Taylor's legal representative, presented the request for a variance for Greg Taylor seeking relief to construct a house with a 38 feet 6 inch walk out. Mr. Philip Goodman asked Zoning Secretary Samantha Cleveland if all the neighboring property owners had been notified, Ms. Cleveland answered that all the surrounding property was owned by Mr. Taylor. Mr. DeSantis said the issue in question for the variance was the peak of the house, that Mr. Taylor sought to construct was 3 feet 6 inches over the Town of Johnsbury's height limit of 35 feet. Mr. DeSantis noted the structure was still within the APA guidelines of 45 feet. Mr. DeSantis stated that the Town of Johnsbury's height limit was in compliance with safety recommendations by the Town Fire Departments. The properties have their own sprinkler system for fire safety, and the small peak in question did not contain living quarters. Mrs. Cathy Allen asked if the structure could be seen from the road, Mr. DeSantis' response was no. The Zoning Board along with Mr. DeSantis examined the plans noting that the structure was just a very small peak. Mrs. Allen asked what Mr. Taylor planned to do with the rest of the properties, Mr. DeSantis responded that Mr. Taylor planned on building three other very nice homes, this particular property is the first. The portion of the home that is in question is the look out with windows, part of the home's great room. Mr. DeSantis

noted that although it is possible to flatten the height of the house, it would change the particular look of it.

Motion to Close Public hearing by Mr. Phil Goodman, Mr. Jim Jones second at 7:27 pm

Regular Meeting opened at 7:27 pm

Regular Meeting Minutes:

Mrs. Allen welcomed the new Zoning Board Secretary Samantha Cleveland. Mrs. Allen then read the North Creek News Enterprise Notice for the preceding Public Hearing. Mr. Goodman then summarize the request for variance sought by Mr. Taylor, his proposed property exceeding the Town of Johnsburg's maximum height by 3 feet 6 inches. Mr. Goodman stated that the concern was with only one end of the building because of the sloping nature of the property, the height does not affect the surrounding area.

Mr. Goodman made a motion to grant an area, actually a height variance granting Mr. Taylor 3 feet 6 inches of relief. The area in question is an uninhabited area of the house, in regard to fire safety, the home will be equipped with its own sprinkler system. Second by Mr. Jones, motion carried.

Regular meeting closed at 7:43

Motion made by Mrs. Cathy Allen and seconded by Mr. Jim Jones, motion carried.