

Town of Johnsbury
Zoning Board of Appeals
Tannery Pond Community Center
June 3, 2013

Attendance:

ZBA Members: Cathy Allen, Philip Goodman and James Jones

Applicants: Donalda Ellifritz

Guests: Deb Prouty and Joe Delczeg

Public Hearing called to order at 7:04

Pertaining to: Variance Application #V-01-2013 submitted by Donalda Ellifritz seeking Relief of sideline setbacks for the installation 26 X 28 Mother-in-Law addition - Tax Map #84.-1-48 located at 37 River Road, Riparius.

Public Hearing called to a close at 7:09

Motion by Jim Jones, seconded by Phil Goodman, Passed 3-0

Regular meeting called to order at 7:09

The board went right into discussion of Variance Application #V-01-2013 in which needs a grant for a side set back. The applicant is in need of a 20' relief for her addition.

A discussion

Where the undesirable change in neighborhood character or to nearby properties: talked about the drainage - conclusion that drainage was not a problem. Neighbor Deb Prouty was present and the board asked her if she had any concerns or problems with the variance. Ms. Prouty said no she has no problems.

Undesirable change in neighborhood character or to nearby properties: they believe that it's a benefit to the neighborhood

Whether benefit can be achieved by other means feasible to applicant: the addition must be on the side as presented because the septic system is on the other side of the home

Whether the request is substantial: the lay of the land you would not be able to do anything else with that corner of the property

Whether the request will have an adverse physical or environmental effect: already discussed the water runoff and that it's not going to create a problem

Whether self-created: it is to an extent because she wants to put an addition on her house but as far as the area variance goes it says that it is relevant but not a deal breaker

When weighting all 5 of these facts and it will be a nice addition to the home and neighborhood, don't see any problems

Phil Goodman made the motion to grant the 20 feet of side set back relief on Variance #V-01-2013 Cathy Allen second. All in Favor.

Minutes from November 5, 2012 and Oct 1, 2012 accepted by Motion from Cathy Allen and second by Phil Goodman. All in Favor.

Regular meeting closed at 7:30

Motion made by Phil Goodman and seconded by Jim Jones. Passed 3-0.