

Town of Johnsburg  
Zoning Board of Appeals  
Tannery Pond Community Center

October 6, 2014

**ZBA Members:** Cathy Allen, Phillip Goodman, James Jones, and PZ Secretary

Joann Morehouse

**Applicants:** Michael Bowers, Joann Morehouse

**Guests:** Bill Greenan, Brandi Burton

**ZEO:** Danae Tucker

Public Hearing called to order 7:00pm by Mrs. Cathy Allen

Town of Johnsburg Zoning Board of Appeals Variance V-05-2014

Purpose of the variance: Mrs. Morehouse is seeking permission to place her daughters' mobile home on her property as a second home for her daughter (Brandi Burton) and child to live in. Miss Burton owns the mobile home but will lose it if she can't find someplace to place it and there is no other place due to financial considerations.

Town of Johnsburg Zoning Board of Appeals Variance V-04-2014

Purpose of the variance: Mr. Bowers is seeking relief of 8 feet on front side and 4 feet on back side of his garage. Mr. Bowers did not make it to the meeting again this month.

Mr. Greenan a neighbor of Mr. Bowers, sent his father to speak for him, they have concerns about the project dropping excess snow on his property and blocking or damaging his and his tenants cars that park where this new roof of Mr. Bowers would drop large quantities of snow and ice. There is no other place for these people to park.

7:20pm Mr. Goodman made the motion to table V-04-2014 until the Nov.3, 2014 meeting because Mr. Bowers still had not shown up. Motion seconded by Mr. Jones all in favor motion carried.

7:22pm closed public hearing and opened regular meeting.

Town of Johnsburg Zoning Board of Appeals Variance V-05-2014

Mr. Goodman wrote conditions he thought appropriate for the situation:

10/6/14

Town of Johnsburg Zoning Board of Appeals Variance # V-05-2014

This is a request for an area variance to place a second home (mobile home) on an 11.2 acre lot. The zoning density for the lot is 8.5 acres.

Background: The landowner's (Joann Turner-Morehouse) daughter has a mobile home but no place to put it. The daughter will lose her home if she cannot find a lot. Mrs. Turner-Morehouse is seeking an area variance to place the mobile home on her lot where she currently resides in her own home. This would be a hardship variance.

Cathy Allen moved to grant Area Variance V-05-2014 and allow Mrs. Turner-Morehouse to place a second residence on her lot. Tax Map #133.-1-33.1 subject to the following condition.

The variance will expire if the property is sold out of their family. We do not want to create a quasi-subdivision if the property changes hands.

Rationale:

- 1) Granting this relief will not cause an undesirable change to the character of the neighborhood. The new mobile home will not be visible from the road or her neighbors' residences.
- 2) Although the lot is almost three acres larger than required for one residence it is too small for two, the desired result cannot be otherwise attained without the variance. The family cannot afford to place the mobile home on another lot.
- 3) The variance is not substantial because the neighbors will not be able to see the changes, and 11.2 acres is physically large enough to accommodate both residences.
- 4) The physical and environmental conditions in the neighborhood will not be negatively impacted.
- 5) The condition is self-created, but necessitated by the financial status of the daughter and the hardship of the potential loss of the home if it cannot be located on the site.

Motion seconded by James Jones

Motion passed 3-0

Mr. Goodman said he would be happy to support the variance but because his family once owned the property being discussed he felt he should not be the one to make the motion or second it.

Mrs. Allen made motion to approve application for variance, second by Mr. Jones all in favor carried.

Town of Johnsbury Zoning Board of Appeals Variance V-04-2014:

Board members decided to table this application one more time because no decision can be made until the neighbors' concerns have been addressed.

Mr. Goodman brought a check and act as agent forms Charlotte Armstrong had given him to deliver to the board for her pending Variance application. Mrs. Armstrong's application was discussed and it was decided that instead of filing a new variance an amendment to the one approved in 2005 for her daughter Lorna would be the most efficient way for Mrs. Armstrong to achieve her objectives. The Board directed the secretary to place an advertisement in the newspaper for an amendment to the 2005 variance and have her come to the Nov. 3, 2014 meeting of the Zoning Board.

8:01pm Mr. Goodman made a motion to close the meeting and seconded by Mr. Jones all in favor, motion carried.