

Town of Johnsburg
Zoning Board of Appeals
Tannery Pond Community Center

June 1, 2015

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

Joann Morehouse

Applicants: Joann Morehouse

Guests: Allen Frazier

ZEO: Danae Tucker

Public Hearing called to order 6:49pm by Mrs. Cathy Allen

Amend Variance V-05-2014:

Purpose of the amendment to 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. A variance was approved by the Zoning Board on October 6, 2014 but was overturned by the APA. The APA helped Mrs. Morehouse find a more acceptable path to correlate with their regulations as well as the Towns.

Town of Johnsburg Zoning Board of Appeals Variance V-05-2014, Mr. Goodman suggested that to comply with the APAs regulations that the prior variance be amended to include Edward Goodman as a co applicant on it. (*Variance issued to Morehouse & Goodman Variance is required from deficient density since Town does not allow for density transfer. Variance should be conditioned upon transfer of building right*). Also to strike the conditions that had been placed on the variance and in place of that use the suggested language offered by the APA. (*Deed for Goodman updated to reflect transfer*)

Suggested text for variance condition:

Grant of the variance is conditioned upon Ms. Morehouse obtaining a principal building right from Mr. Goodman and appropriate deed restrictions to reflect the transfer.

- A. Goodman, and his successors or assigns, shall provide a copy of this permit to all subsequent owners or lessees of the Goodman Parcel prior to sale or lease. All deeds conveying all or a portion of the Goodman Parcel shall contain references to this permit as follows: "The lands conveyed are subject to Condition C of Town of Johnsburg Permit XXXXX issued XXXXXX, the terms of which condition are binding upon the heirs, successors and assigns of the grantors and all subsequent grantees."

Mr. Goodman made a motion to amend variance adding Mr. Edward Goodman as a co-applicant, acquiring a building right from him and inserting the appropriate language into Mr. Goodmans deed, seconded by Mr. Jones all in favor motion carried.

Approval of Minutes:

Motion to approve the minutes from November 3, 2014 Zoning meeting made by Mrs. Allen, seconded by Mr. Jones all in favor motion carried.

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

Information from the APA is attached.

DRAFT