

There was a hearing of the Antrim Board of Adjustment on Tuesday, September 2, 1986, at 7:30 p.m. at the Little Town Hall to consider the request of Joseph A. and Elaine R. Keating for a variance to permit offices in an existing building which can not comply with the 150' setback; in accordance to Article V, Section A., 1, a (5) (e) of the Antrim Zoning Ordinance.

The roll call for the Board was as follows:

David Penny, Chairman	-present
Robert Flanders, Vice Ch.	-present
Harvey Goodwin	-present
Ed Hemas	-absent
Mary Allen	-present
Howard Humphrey, Sr., Alt.	-absent
Linda Lester, Alt.	-absent
Patricia Hammond-Grant, Alt.	-present
Everett Chamberlain, Alt.	-present

The Chairman called the hearing to order at 7:40 p.m. and outlined the procedure that would be used for the hearing. The notice for the hearing was read and explained by the Chairman that the applicant had applied for a variance on Article V, Section A., 1, a (5) (e) but the notice was requesting a variance under Article V, Section A., 1, a (4) (e). The Board sitting for this case was introduced: David Penny, Robert Flanders, Mary Allen, Harvey Goodwin, Patricia Hammond-Grant, Everett Chamberlain.

The Clerk then read the application for the variance. Notices were sent by certified mail, return receipt requested, to the applicants and to the abutters. Notices of the hearing had also been sent to the Board of Selectmen, Town Clerk, Chairman of the Planning Board and Town Counsel; and all members and alternates of the Board of Adjustment. Public notices had been published in the Hillsboro Messenger on August 22, 1986 and had been posted in the Town Hall and the legal notice board in town.

The Chairman then read the section of the Antrim Zoning Ordinance applicable to this case. The opinion of the Board because of the nature of the applicants business; the permitted use should be determined under Article V, Section A., 1, a (4).

The applicant, Mr. Keating, represented himself and requested a variance to permit offices in an existing building which can not comply with the 150' setback. A business has been conducted at this location and all abutters on Main Street conduct business activities from their property. Mr. Keating's plans are to renovate the inside of the building and install new windows with no intentions of making any extra alterations to the building itself. Mr. Keating would like his insurance in the barn and strictly professional offices in the building.

The Board asked the applicant for the exact measurements of the properties front and side; which the applicant did not have. The Board felt they should have the measurements, so time was taken to leave the hearing to measure the property. Measurements were F/36' - S/34'.

The applicant would provide parking in the rear. Mr. Keating has a permit from the State Highway Department to put a driveway in off Route #202 with a turn around. There would be no residence at all, not a home - base.

The Board went into deliberation at 8:40. Discussion started with how this property had been a dwelling as a home-base building. The Board reviewed the case as permitted use under Article V, a, 1, a, (4). The Board felt there was a variance needed for a 50' setback on a small non-conforming lot with a pre-existing building.

The following motion was moved by Ms. Allen and seconded by Mr. Goodwin. "That a variance to the 50' front setback required under Article V, Section A, 1, c, 1 be granted to permit professional offices as defined in Article V, Section A, 1, a, 4. The Board feels that (1) the case for hardship has been presented in that the property is a pre-existing, non-conforming lot and structure (2) that it is a minimum variance for reasonable relief and (3) that granting the variance would be in keeping with the mean natural setback of the South Main Street area."

The minutes from the previous meeting were read and approved.

Respectfully Submitted,

Patricia Hammong-Grant, Clerk BOA

from minutes prepared by Debi Barr

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