

Minutes of the Antrim Board of Adjustment Meeting August 2, 1989

Present: Tom Curran, Chairman; Everett Chamberlain, Joseph Timko, Patricia Hammond-Grant, Acting Clerk and Marianne Moery.

The Board meet at the Little Town Hall at 7:00 p.m. to go out to the Robert's property on Pierce Lake Road for a site review.

Case #138 Hugh O. and Mary B. Roberts for a Variance to Article VIII, Section C.1.c of the Antrim Zoning Ordinance.

Deliberations: Chairman, Tom Curran opened the deliberations and the Board addressed the five criteria for granting a Variance.

1. The consensus of the Board was that this will not affect the value of abutting property as the other properties have similar situations.
2. The consensus was that contrary to being a hazard it would correct a potentially hazardous situation by providing a second exit.
3. It was determined that the house has been built too close to the lake (many years ago) and the hardship is inherently in the land, as this is a lot formed before zoning
4. The denial of this use will provide no gain to the public as other properties in the area have similar decks.
5. Tom Curran expressed the opinion that the intent of the Ordinance is to keep new buildings back from the lake and inasmuch as, this is an existing structure and everything in the neighborhood is within the same area, this will not impact the lake. He also referred to the comment from the Planning Board.

Marianne Moery moved that the Board agreeing that all five criteria have been met. I move to grant the Variance to Article VIII, Section C.1.c allowing Hugh O. and Mary B. Roberts to add a 10' by 12' deck closer than 100' to the high water mark of Pierce Lake. Second Joseph Timko. The vote: Everett Chamberlain, yes; Joseph Timko, yes; Patricia Hammond-Grant, yes; Marianne Moery, yes; and Tom Curran, yes. Motion carried.

Meeting adjourned at 8:15 P.M.

Respectfully Submitted.

Barbara Elia, Secretary