

Minutes of the Antrim Board of Adjustment Meeting August 15, 1989

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

Case #140 A Public Hearing. Ernest and Marshia Houghton for a Variance concerning Article XV, Section C.1. The Applicant proposes to replace an existing mobile home with a larger one. Property located on Whitney Road in the Rural District.

Tom Curran, Chairman, opened the meeting at 7:30 P.M. and introduced the Board which is sitting for this hearing. Tom Curran, Joseph Timko, Everett Chamberlain, Marianne Moery, and Patricia Hammond-Grant. He outlined the procedure to be followed for the hearing and asked that the applicant address the five criteria for granting a Variance in his arguments before the Board. The Clerk read the application and reported that all certified mail receipts had been returned. The Chair read the article in question and asked the Applicant to present his case. The proposal is to replace an existing trailer with a newer and more efficient one. There has been a mobile home on this lot since 1969. The Chairman asked the Applicant about the fact that there is now a house, a barn and a trailer on this lot which is a three acre lot. The Applicant stated that this is true and there are separate septic and well systems for each. Harriet Whitney spoke in favor of the proposal, and Lucille Houghton the owner of the property also spoke in favor of the proposal. The Chairman summarized that this was an existing trailer 10 x 55 feet which is to be replaced by a trailer 14 x 64 feet. The applicant proposes to locate it fifty feet off the road. Lucille Houghton spoke to her approval of the new location for the trailer. The Board had some further discussion about the new location of the trailer and spoke to the fact that the present one has been on this location for 12 years. There being no further discussion the Chair closed the public portion of the hearing.

Case #140 Deliberations: Patricia Hammond-Grant expressed her concern with the fact that there were two dwellings on one lot. It was explained that this is an existing situation and that the Applicant was only trying to improve his living conditions. The Chair spoke to the fact that the Applicant was willing to set the replacement trailer fifty feet back from the road. The Board went into further discussion on the fact that this trailer was presently being used as a home. The Board addressed five conditions for granting a Variance.

1. The consensus was that this change would not diminish the value of surrounding properties as it was improving the existing situation and the abutters have no problem with the proposal.
2. The consensus is that this would be a hardship to the owner if it were not granted as there has been a trailer at this location being used as a dwelling for twenty years.
3. This proposal would be in the public interest as it is improving the present situation by replacing the old trailer with a new and more efficient unit.
4. Substantial Justice would be done as this is improving the present situation.
5. The consensus was this was in keeping with the spirit and intent of the Ordinance as non-conforming uses are addressed in the Ordinance.

Marianne Moery made the following motion: I move to grant the Variance to Article XV, Section C.1. requested by the Houghtons to replace a 10' x 55' non-conforming mobile home with another mobile home 14' x 64' and position it 50 feet from the center of the roadway. The Board finding that all criteria for granting a Variance have been met. Joseph Timko second. The Vote: Everett Chamberlain, yes; Joseph Timko, yes; Patricia Hammond-Grant, yes; Marianne Moery, yes; Tom Curran, yes.

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The motion carried.

The Board discussed the meeting held with the Planning Board and the Economic Development Committee. There ^{was} comments made on the subject of Light Manufacturing in the Village business district and the Zoning Ordinance in general.

Meeting adjourned at 8:30 P.M.

Respectfully Submitted.

Barbara Elia. Secretary