

Minutes of the Antrim Board of Adjustment meeting September 30, 1993

Present: Robert Bryer, Acting Chairman; Richard Winslow; Boyd Quackenbush; Paul Matthes; A. Fred Anderson

Gaylen V. & Janet B. Sawyer: Public Hearing held September 28, 1993 adjourned for a site review September 30, 1993 at 4:00 P.M. Upon returning from the site review at 5:00 P.M., Robert Bryer, Acting Chairman reopened the Public Hearing and introduced the Board as noted above. After some discussion it was established that the consensus of the Board was that the proposed deck could be built at another location and that it would be too close to the high water mark of Franklin Pierce Lake if it were built as shown on the plan. Mr. Sawyer stated that he was under the assumption that the setback was fifty feet not the required one-hundred feet as stated in the Antrim Zoning Ordinance. The Board went into deliberations and addressed the five criteria for granting a Variance.

1. No diminution of the value of surrounding property: Paul Matthes, yes; Boyd Quackenbush, yes; Richard Winslow, yes; A. Fred Anderson, yes; Robert Bryer, yes. Passed
2. That the use would be in the public interest: Paul Matthes, no - Abutting properties set back 75 feet or more and this use would be too close to the lake; Boyd Quackenbush, yes; Richard Winslow, no; A. Fred Anderson, yes; Robert Bryer, no. Failed
3. Hardship: Paul Matthes, no - The deck could be located elsewhere on the building; Boyd Quackenbush, no; Richard Winslow, no; A. Fred Anderson, no; Robert Bryer, no. Failed.
4. Substantial justice: Paul Matthes, no; Boyd Quackenbush, no; Richard Winslow, no; A. Fred Anderson, no; Robert Bryer, no. Failed
5. Spirit and intent: Paul Matthes, no; Boyd Quackenbush, no; Richard Winslow, no; A. Fred Anderson, no; Robert Bryer, no. Failed

Robert Bryer made the motion to deny the Variance from the terms of Article VIII, Section C.1.c. of the Antrim Zoning Ordinance requested by Gaylen V. and Janet B. Sawyer, to build a deck within the setback from the highwater mark of Franklin Pierce Lake (Tax Map 8C Lot 1414). The Board finds that: The proposal does not meet four of the five criteria required to grant a Variance; further, the highwater mark of Franklin Pierce Lake is too close to the existing cottage to grant a variance for the addition of a deck as described on the application.

Meeting adjourned at 5:30 P.M.

Respectfully submitted,
Barbara Elia, Secretary