

Minutes of the Antrim Zoning Board of Adjustment meeting October 19, 1999.

Present: Tom Lawless, Chairman; Tom Cochran; Carol Court; Don Winchester and Alternate Ben Pratt.

Chairman Lawless called the meeting to order and the Board introduced themselves. Chairman Lawless read the procedure that was to be followed throughout the public hearing.

Chairman Lawless read the application received from Fred and Marguerite Roberts for a Variance to Article VII, Section D.1.e. of the Antrim Zoning Ordinance, Mr. and Mrs. Roberts want to erect a garage within the 20-foot setback area for property located at 26 Pleasant Street Tax Map 1A, Lot 45 located in the Rural District. Chairman Lawless asked Mr. Roberts to present his proposal. Mr. Roberts stated that he intends to construct a 22 x 26 garage 8 feet from his property line, he stated that the reason for being 8 feet away was because it would be the best use of his yard and easier for snow removal. He stated that if the garage were put further away from the line it would be directly over a former leach field. Mr. Roberts stated that there are trees lining three sides of his property. John Szhei owner of 24 Pleasant Street whose property directly abuts the side where the garage would be closest to, stated that had no problems with Mr. Roberts placing his garage 8 feet from the property line. Chairman Lawless read a letter received from Henry Maki & Grace Cody (abutters) stating the approval. Chairman Lawless closed the hearing and went into deliberations. Tom Cochran asked if he was intending to place the garage on a slab. Mr. Roberts stated that it would be put on a 6-inch slab. Tom Cochran asked if he would extend the driveway, Mr. Roberts stated that perhaps in the future. The board addressed the five criteria for a Variance:

1. No decrease in value of surrounding properties. Unanimously agreed.
2. Granting the Variance would benefit the public interest. Unanimously agreed.
3. Denial of the Variance would result in unnecessary hardship to the owner seeking it. Unanimously agreed.
4. By granting the Variance substantial justice would be done; and
5. The use must be contrary to the spirit of the ordinance. Unanimously agreed.

The board unanimously agreed to GRANT the application of:

Fred & Marguerite Roberts for a Variance to Article VII, Section D.1.e. of the Antrim Zoning Ordinance to permit a garage within the 20-foot setback area.

Meeting adjourned.

Respectfully submitted,
Sherry Miller