

Francestown Zoning Board of Adjustment
Minutes

The Board met Thursday, August 10, 2017, to hear the variance application of Frank Riley. Mr. Riley seeks relief to construct an addition to the existing house which will be closer to the side lot line than the existing structure. Present were Sue Jonas, Marci Tripp, Scot Heath, Ralph Lavallee, Silas Little and Kevin Pobst. The first five named sat as the Board.

Mr. Frank Riley and Mr. Eric Grenier presented the application. No other persons attended and no letters were received on the application.

Silas Little outlined the five criteria to be satisfied to obtain the variance.

Mr. Riley and Mr. Grenier explained the design constraints and the site features. From the presentation and in response to Board questions, the applicant conceded that the addition could be stepped in to meet the setback.

At close of the public portion, the Board discussed the five criteria. The Board found that the application did not meet the purpose of the ordinance to provide separation of buildings; that the application is contrary to the spirit of the ordinance as the ordinance does allow side line yard encroachment provided the separation of the existing structure to the sideline is maintained; that no substantial justice is served as the addition could be constructed without the variance; and, that there was no hardship since the addition could be configured to observe the required sideline setback.

On the issue of effect on abutting properties, the Board found no negative effect.

The Board voted 5-0 on the criteria in each case and denied on the same vote the variance.

11 August 21017

Silas Little