

Sugar Hill Zoning Board of Adjustment

October 13, 2020

Members: Jim Keefe, Don Boissonneault, Mike Hern, John Colony, Amy Venezia

Guests: Alan Laubenstein and Andrea Vanderhoeck

Chairman Mike Hern called the meeting to order at 5:30PM on Tuesday, October 13, 2020. It was noted that Amy Venezia would be sitting in as an alternate for tonight's hearing.

On a motion made by Mike Hern, seconded by John Colony the minutes of the July 2019 meeting were approved and accepted. PASSED UNANIMOUSLY

On a motion made by Don Boissonneault, seconded by John Colony Mike Hern was nominated as Chairman of the ZBA. PASSED UNANIMOUSLY

On a motion made by Don Boissonneault, seconded by John Colony Jim Keefe was nominated as Vice Chairman of the ZBA. PASSED UNANIMOUSLY

Alan Laubenstein and Andrea Vanderhoeck

Tax Map # 220 Lot 2

Variance – 2 car garage

Alan Laubenstein explained to the Board that they would like to build a 1.5 story 2 car garage on their current property that they have owned for 10 years. The original home was built in 1975 and included a 2 car garage in the plans however the foundation was not poured correctly and the garage had to be cut out of the building plans. They presented 3 letters of support from abutters and had 1 verbal support. The proposed garage does not meet current setback of 75 feet from the center line and pushing the garage farther back is not possible due to the slope of the land.

Chairman Hern closed the hearing part of the meeting so the Board could discuss. The Board reviewed the zoning ordinance for conditions needed to grant a variance and answered the 5 questions:

1. The variance will not be contrary to the public interest
2. The variance is consistent with the spirit of the ordinance
3. Substantial justice is done
4. The value of surrounding properties will not be diminished
5. Special conditions exist such that the literal enforcement of the ordinance results in unnecessary hardship

With no questions or comments from any Board members Mike Hern made a motion to approve the variance for a garage. PASSED UNANIMOUSLY.

Submitted by:

Amy Venezia

Secretary to the Zoning Board of Adjustment