

**Zoning Board of Sugar Hill  
October 6, 2009**

**Members:** Mike Hern, Jon Colony, Amy Venezia, Peter Anderson, Janet Anderson, Don Boissoneault

**Guests:** Howard Mitz

Chairman Mike Hern called the meeting to order at 5:30PM on Tuesday, October 06, 2009. Mike explained some changes that are going to be in effect in January 2010;

1. minutes need to be posted within 5 business days
2. there are changes being made to variances to make it clearer and easier to understand. Mike will research this more make appropriate changes to the forms.
3. and if an active member of the Board resigns before their term is up, the Chairman can appoint a new person to join the Board until the Town meeting in March where someone will be elected.

On a motion made by Mike Hern seconded by Peter Anderson the minutes of the July 2008 minutes were moved to be accepted. PASSED UNANIMOUSLY. Chairman Mike Hern noted that on the August 2008 minutes all the answers to the questions should be yes. On a motion made by Mike Hern, seconded by Janet Anderson the minutes of the August 2008 meeting were moved to be approved with the noted changes being made. PASSED UNANIMOUSLY.

**Case 09-02**

**Howard and Amy Mitz**

**Area Variance**

Howard Mitz explained to the Board that he is asking for a variance for a front porch overhang. He explained that they have trouble with ice build up on the front steps which poses a safety concern for entering and exiting. Adding this overhang would solve the problem of the ice build up. Chairman Hern handed out a diagram of the property showing the setbacks. It was noted that the overhang is 61' from the centerline and does not stick out as far as the corner of the house. With no more discussion, the public hearing part of the meeting was closed. The Board discussed the variance and answered the following questions:

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

On a motion made by Peter Anderson, seconded by Don Boissoneault it was moved to grant the application. PASSED UNANIMOUSLY.

Chairman Hern explained to Dr. Mitz that there is a 20 day period in which any abutters may object to the decision so the decision will not become final until 20 days from the official date of the notification (10/7/09).

With no more business, the meeting was adjourned.

Submitted by:

Amy Venezia  
Secretary to the Zoning Board