

Sugar Hill Zoning Board of Adjustment

January 12, 2021

Members: Jim Keefe, Carl Hjelm, Mike Hern, John Colony, Amy Venezia

Guests: Kevin Lally

Chairman Mike Hern called the meeting to order at 5:30PM on Tuesday, January 12, 2021. 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 Jim Keefe the minutes of the October 2020 meeting were approved and accepted. PASSED UNANIMOUSLY

Chairman Hern made an announcement thanking Don Boissonneault for all his years of service on the Zoning Board of Adjustment.

Kevin Lally

Variance – garage

Mr. Lally presented plans to the Board for an addition of a garage with storage to be built attached to the new house. The plans include replacing the existing structure with a new build and to include a 1 car garage with storage above. Mr. Lally explained that the new house will more than likely have a slab foundation, so storage is going to be needed. Currently the existing lot has a small storage shed on the boundary line. This would be removed along with the existing house, which is not habitable. Mr. Lally noted that the garage would sit approximately 15-20 from the boundary line which is an improvement on the storage shed currently there. They will be keeping the current footprint of the house and adding a garage on to it.

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