

Zoning Board of Sugar Hill

October 3, 2023

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

Guests: Harry Robertson, Ellie Foss, Anne Foss

Chairman Mike Hern called the meeting to order at 5:30PM on Tuesday, October 3, 2023.

On a motion made by Mike Hern, seconded by Jim Keefe the minutes of the September 12, 2023 meeting were moved to be approved and accepted. PASSED UNANIMOUSLY

Case 23-03

Harry and Patty Robertson

Variance

Harry Robertson presented plans to the Board to build a new house with setbacks of 66 feet from the center line instead of the required 75 feet. The current home sits 44 feet from the center line and it is their intention to live in that home until the new home is built and then take down the current home. Mr. Robertson explained that the 66' is ideal due to the slope of the land and if they had to bring it back 75' it would require bringing in a lot of fill to fill in the bank. He further explained that the existing gazebo would be moved but the existing barn would remain. It was noted that they would be putting in a new well and septic system. Anne Foss, abutter had no objections to this. The Board reviewed the Zoning Ordinance for conditions needed to grant a variance and answered the following five questions:

1. No diminution in value of surrounding properties would be suffered
2. Granting the permit would be of benefit to the public interest
3. Denial of the permit would result in unnecessary hardship to the owners seeking it
4. By granting the permit, substantial justice will be done
5. The use must not be contrary to the spirit of this Ordinance

With no questions or comments from the Board, Mike Hern made a motion to grant this variance, seconded by John Colony. PASSED UNANIMOUSLY.

With no further business, the meeting was adjourned at 5:50PM.

Submitted by:

Amy Venezia

Secretary to the Zoning Board