

Zoning Board of Sugar Hill

May 21, 2024

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

Guests: Adam Nyborg, Anji Seth, Christopher Stoltze

Chairman Mike Hern called the meeting to order at 5:30PM on Tuesday, May 21, 2024.

Case 24-01

Anji Seth and Christopher Stoltze

Variances

Anji Seth presented the plans to the Board and explained she was here for two variances on their property. Their intent is to take down the existing house and replace it on the property moving it farther away from the pond but closer to the road. The proposed home would be 65 feet from the road and not the required 75 feet. The other variance is to increase the footprint of the home by more than the 20% allowed in the regulations. Currently the home is 24x30 and the proposed new home would be 28x31 and they would be adding a second story. The home would be placed on a slab. They have put in a septic and will be putting in a well. The Board reviewed the plans for the home presented and had no additional questions for them. The public hearing was closed and the Board began deliberations. The Board reviewed the Zoning Ordinance for conditions needed to grant a variance and answered the following five questions about both variances:

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 the variance for the 65-foot setback. **PASSED UNANIMOUSLY**

Mike Hern made a motion to grant the variance to exceed 20% of a nonconforming structure. **PASSED UNANIMOUSLY**

Chairman Hern explained that he would email the decision to them tomorrow and that starts the 30 day clock in which any abutter can come forward with any concerns. After the 30 days the decision is cast in stone and they can move forward with the plans.

The minutes of the December 5, 2023 meeting were moved to be approved and accepted.
PASSED UNANIMOUSLY

With no further business, the meeting was adjourned at 5:55PM.

Submitted by:

Amy Venezia

Secretary to the Zoning Board