

APPROVED

2-19-2013

Minutes
Brian Hathaway
13-1-19.2
December 4, 2012

The meeting was called to order at 6:30 pm by Chairman Barto

Roll Call Attendance:

Present were Pete Keefer, Ford Knight, Chairman Steve Barto, Julie Thompson, and Mike Cleere.

Ford Knight motioned with a second by Julie Thompson to approve the minutes from the last meeting, July 9, Robert Purrott. Vote 5/0.

Mike Cleere motioned with a second from Ford Knight to open the public hearing at 6:31 pm. Vote 5/0

Applicant Brian Hathaway explained that he was requesting a 15 ft. easement (variance) to place a double-wide house on his property 60 feet back from the road centerline. He passed out a new drawing of the property. See attachment #1.

Chairman Barto agreed that when he and Pete Keefer were at the property, the only problem was from the center of the road (setback.) Mike Cleere confirmed it is the existing septic tank/leach field. Gina Tetor added that the septic system was tested and is in good condition.

Chairman Barto summed it up. The setback from the center of the road is 75, and they only have 60, due to the hardship of the septic tank.

Pete Keefer motioned with a second by Mike Cleere to close the public hearing at 6:35 pm. Vote 5/0

Julie Thompson motioned with a second from Ford Knight to discuss and consider the application.

Discussion

Chairman Barto again said that they can't go back any further because of the septic. This will be back further than a lot of homes in the area. There was no other discussion.

Motion to act on the application by Mike Cleere with a second by Julie Thompson.

Criteria for an Area Variance

1. Will there be any undesirable changes in the character of the neighborhood, or detriment to the nearby property?

All Zoning Board of Appeals members said no.

2. Can the applicant achieve this benefit from some other feasible means other than an area variance?

All Zoning Board of Appeals members said no.

3. Is the area variance requested substantial?

All Zoning Board of Appeals members said no.

4. Will the variance have an adverse affect on the physical and environmental condition of the neighborhood?

All Zoning Board of Appeals members said no.

5. Is this a self-created hardship?

All Zoning Board of Appeals members said no.

Roll Call vote for approval or denial:

Pete Keefer, yes

Ford Knight, yes

Steve Barto, yes

Julie Thompson, yes

Mike Cleere, yes

Variance request is approved. Vote 5/0

Mike Cleere motioned to adjourn with a second from Pete Keefer.

Vote 5/0

Respectfully Submitted,

Susan Hensel

ZBA Clerk