

5. The alleged difficulty was self-created: 0-yes, 4-no

After taking into consideration the five factors, the Chair asked for a motion on the variance. Mr. Aubertine made a motion to approve the application. Mrs. Dayton seconded the motion and it carried, unanimously.

Ann Clobridge Variance Application Public Hearing (Tax map#: 59.12-1-34.1)

Mr. Bonvouloir was present representing Ms. Clobridge. The Chair reiterated that in order for a lot-line shift approval, it will necessitate a side variance and the 5:1 depth to ratio variance. The Chair opened the Public Hearing at 6:13 pm. Mr. Bonvouloir stated that the new lot will mirror the lots next to it. With no other comments, the hearing was closed at 6:14 pm. The Board discussed the application. Mr. Aubertine thought that it might be a minor subdivision as opposed to a lot-line shift. There was a discussion on why it was 16' setback on the building that will remain with Mr. Bonvouloir as opposed to 15'. It was determined it was because of the well clearance. The other Board members had no concerns and feel that the variances address the issues faced by the homeowners. The Board completed the Area Variance Findings as follows:

6. An undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties: 0-yes, 4-no
7. The benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance: 0-yes, 4-no
8. The requested variance is substantial: 0-yes, 4-no.
9. The proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood: 0-yes, 4-no
10. The alleged difficulty was self-created: 0-yes, 4-no

After taking into consideration the five factors, the Chair asked for a motion on the 4" (3'11") variance. Mr. Aubertine made a motion to grant the variance. Mr. DeSouza seconded the motion and it carried, unanimously. The Board used the same answers from the area variance findings for the 5:1 depth to width ratio from the subdivision law. Mr. Aubertine made a motion to approve the 13.1:1 ratio. Mrs. Dayton seconded the motion and it carried, unanimously.

New Business: None

Next Meeting: The ZBA will meet on Monday, January 6, 2025 at 6 p.m. at Recreation Park.

Meeting Adjourned: With no further business, Mr. Aubertine made a motion to adjourn the meeting. Mrs. DeSouza seconded the motion and the Chair adjourned the meeting at 6:21 pm.

Respectfully submitted,
Sharon A. Nebbia
ZBA Secretary

