

ZONING BOARD OF ADJUSTMENT
MINUTES OF MEETING
DECEMBER 17, 1992

MEMBERS PRESENT: Joyce Bowden, Bill Colbath, Bob Callan,
Randy Turner and Chris Jacobs

ALSO PRESENT: Tom Clark, Steve Stancel

ITEM #1: New Business

Steve Stancel - Nominations for the Zoning Board of Adjustment are due in the January meeting.

Joyce Bowden - Letters should be mailed to each Board member in regards to the nominations.

Chris Jacobs made the motion to accept the minutes of October 15, 1992 meeting.

Bill Colbath seconded the motion.
VOTE U/A

ITEM 2: Old Business - None

ITEM 3: H92-17, Maurice and Leona Olivier, 67-A Glenwood Ave., a/k/a Assessor's Map D, Lot 22-C, zoned R-12, requests a variance from the terms of Article V, Section 170-16 to construct an addition within twenty (20) feet of a side property line where it abuts a street where thirty (30) feet is required.

Maurice Olivier - As presented in the variance application, would like to put an addition on the side of the house to increase the size of a bedroom. Due to wife's back problems would like to eventually have everything on one floor. Have looked into putting the addition on the back of the house but because of the leach field cannot.

Chris Jacobs made the motion to accept the case.
Bill Colbath seconded it.
U/A

Chris Jacobs - Asked where the septic system is.

Maurice Olivier - The septic tank sits a few feet from the back of the house. The leach field circles that and ends at the setback. The drainage is very good. This addition is only to expand an existing small room, and is only one story.

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Steve Stancel - Asked if number of bedrooms would increase.

Maurice Olivier - No. Addition is to increase size of current room.

Steve Stancel - Asked if Mr. Brown actually located the pins.

Maurice Olivier - Yes.

Bob Callan - Asked if the shrubs will be replaced.

Maurice Olivier - Yes.

Chris Jacobs - Asked why addition cannot be put where the existing house is on the back.

Maurice Olivier - Because there is a dining room and a deck and it would not be appropriate to have a bedroom off the dining room.

Joyce Bowden - Asked if the addition would incorporate an existing bedroom.

Maurice Olivier - Yes, just an expansion. Added to the house 2 years ago, remodeled the dining area and added a 2-car garage.

Randy Turner - Putting a bedroom on the other side would increase the number of bedrooms.

Chris Jacobs - If septic tank is a few feet off the back of the house, you are suppose to maintain, without foundation drains, 5 foot separation.

Maurice Olivier - There is more space than that. The septic tank is way over to the left where the existing house is now. Have not measured it. But there is plenty of space from the addition to the septic tank.

Tom Clark - Asked if it would have a frost wall or full basement.

Maurice Olivier - Full basement.

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Chris Jacobs - The full foundation is suppose to be a min. of 5 feet from the edge of the tank. And either 10 or 15 feet from the field itself.

Maurice Olivier - The drainage is very good.

Joyce Bowden - Anyone else wish to comment.

Gerard Reese - Abutter at 2 Crestview Dr. No objection to the proposed addition and is in favor of the variance.

Steve Stancel - The City does not oppose the variance.

PUBLIC HEARING CLOSED

5 CRITERIA

1. Applicant does face an unnecessary hardship because the placement of the leach field renders expansion impossible except here.
2. The variance will deliver substantial justice in that it will allow the applicant to use property in a reasonable use within physical constraints.
3. The variance will be in harmony with the spirit and intent of the zoning ordinance in that it does not alter the single family dwelling that this property is zoned for.
4. The variance will not result in a diminution of value of surrounding properties in that no evidence is presented.
5. The variance will be of benefit to the public interest. Evidence was not presented to show it was a detriment.

Bill Colbath made the motion to grant the variance.

Chris Jacobs seconded the motion.

Subject to the following conditions.

- (1) Distance to septic system maintained
- (2) Only a one-story addition
- (3) Replace all disturbed landscape

U/A

MEETING ADJOURNED