

November 10, 2016

APPROVED 12/27/2016

Case # 469

Paige Nicholl application for a variance.

Bob Theve, Alicia Gettman, Mark Howard, Amy Stockman and Tom Swift were present.

Mark read the particulars of the hearing.

Nicholl is seeking a variance for front setback 4.2.1 of the ordinance, she wishes to have a 24' x 24' garage.

John Galvin, abutter and one other observer present.

Paige explained her situation, a long narrow corner lot that is off New Rd. and County Rd. Her house faces New Rd but the access with driveway is off County Rd. She would like to put the garage facing her house and about 15' from the stone wall along County Rd. She has a septic system in front of the house and there are two wells on the property. She felt that if she moved the garage further into her property it would be right in front of the house and block any view she had of the rest of the land. The septic is an unknown and may be difficult to get to it if the garage was moved further into the property. Her husband has passed away and feels she really needs to have a garage to make it easier for her.

She had some pictures of other structures on County Rd. that are much closer than what she wants to do.

Bob asked about the existing tree barrier. That will stay as is.

She would drive into the driveway and turn to get into the garage.

John Galvin, abutter to the east stated that he has no objections. He then proceeded to give the history of the surrounding area. He thought she could move it in more than the 15'.

Alicia noted that if it was moved into the 30' it would be right in front of her house and block her view. Also she felt that if the septic failed it could be in the way.

Paige noted that the stonewall is now 16' from County Rd. and the garage would be another 15' from that. **The stonewall along County Rd. is the boundary.**

No other questions.

# 1 Hardship: A 1 acre lot long and narrow with 2 different roadways. All felt it was a hardship.

# 2 Spirit and Intent not broken; It is still in keeping with the neighborhood. All agreed spirit and intent not broken.

# 3 Adversely affect others: All agreed it would not.

# 4 Injustice to deny. All agreed it would be an injustice to deny.

# 5 Contrary to the public interest. All agreed it was not contrary.

Bob made a motion that the garage be placed 20' from setback. Tom 2<sup>nd</sup>. All in favor.

Alicia made motion to grant variance with the condition that it be 20' from setback. Bob 2<sup>nd</sup>. All in favor.

Hearing Adjourned

Jackie Rollins Secretary