

Town of Johnsburg  
Zoning Board of Appeals  
Tannery Pond  
June 03, 2024

**Attendance:** Jim Jones, Cathy Allen, Reisha Thissell, and Secretary Joann Morehouse

**ABSENT:** Allisa Blanchard

**Applicants:** - Jillian Burgess

**Guests:** None

**Public hearing:** Meeting called to order 6:57 pm by Cathy Allen

**V-01-2024-Burgess-165 Cross Rd, Johnsburg-Tax Map # 178.-1-3**

Ms. Burgess stated that they are looking to put an addition on the existing home which was built in the 1920's so it is not compliant with the new Zoning law but is grandfathered in. So, to put the addition on and keep it inline with the rest of the house it will need 31 feet of relief from the shoreline setback.

Mr. Jones made a motion to close the public hearing, seconded by Mrs. Thissell all in favor.

**Call Regular meeting to order:** Ms. Allen called the regular meeting to order.

**Approval of Minutes:** Minutes could not be approved because there was not a quorum from the last meeting present

**New Business:**

**V-01-2024-Burgess-165 Cross Rd, Johnsburg-Tax Map # 178.-1-3**

Ms. Burgess stated that they are looking to put an addition on the existing home which was built in the 1920's so it is not compliant with the new Zoning law but is grandfathered in. So, to put the addition on and keep it in line with the rest of the house it will need 31 feet of relief from the shoreline setback. Ms. Burgess also stated that they plan to completely redo the kitchen and bathroom that are presently

in the house, as well as move the septic from its current location near the lake to another area beyond the setback requirements of the lake.

Mr. Jones made a motion to approve the request for 31 feet of relief from the shoreline setback variance V-01-2024, seconded by Mrs. Thissell, all in favor.

**Rationale:**

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the variance. – No
2. Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance. - No
3. Whether the requested area variance is substantial. – No
4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. – No, in fact along with the addition the septic system will also be moved to make it compliant with todays zoning laws which will be much better conditions environmentally.
5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance. The best way to understand the rules is to examine each in its turn, together with the court decisions that rely on them. – No

**Old Business: None**

**ZEO Report: None**

**Privilege of the Floor:**

Mrs. Thissell made a motion to close meeting at 7:35pm, seconded by Mr. Jones all in favor.

Respectfully,

Joann M. Morehouse

**Next Zoning Board meeting scheduled  
for July 1, 2024 at the Tannery Pond**