

Town of Johnsburg
Zoning Board of Appeals
Tannery Pond
September 12, 2022

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

ABSENT: Kevin Bean, Allisa Blanchard,

Applicants: John Fabin for Ian & Laura Chambers

Guests: John Fabin

Public hearing: Meeting called to order 7:00pm by Cathy Allen

V-04-2022-Chambers –Garnet Lake Rd - Tax Map # 179.-1-9

Mr. Fabin was present to speak for the property owner. Mr. Fabin explained that the owner wants to put a cabin on where there had been a mobile home in prior years but needs 10 feet of relief from the front setback. Mrs. Allen asked if anyone had any questions Mr. Jones inquired about the distance of the well from the septic. The board asked several questions and had some discussion.

7:12 pm Mr. Jones made a motion to close the public hearing seconded by Mrs. Thissell all in favor

Call Regular meeting to order: Mrs. Allen called the regular meeting to order at 7:12pm

Approval of Minutes: Mr. Jones made a motion to approve the July 2022 meeting minutes, seconded by Mrs. Thissell all in favor

V-04-2022-Chambers –Garnet Lake Rd - Tax Map # 179.-1-9

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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, it will not.

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. – The variance is not substantial.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. – The proposed project will not adversely affect the character of the neighborhood, nor will it change the character.

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. – It is the opinion of the applicant that this hardship was not self-created because there was a trailer there and they are just basically replacing it.

Mrs. Thissell made a motion to approve variance # V-04-2022 10ft of relief from the front setback, seconded by Mr. Jones.

ZEO Report: none

Mr. Jones made a motion to close meeting at 7:50 pm, seconded by Mrs. Thissell all in favor.

Respectfully,

Joann M. Morehouse

**Next Zoning Board meeting scheduled
for October 3, 2022 at the Tannery Pond**

DRAFT