TOWN OF STANFORD

ZONING BOARD OF APPEALS

MEETING OF SEPTEMBER 8, 2021

Present: Kathy Zeyher, Chair

 James Myers, III

 Patrick Tierney

Absent Michael Dillinger

 Michelle Inzeo

Ms. Zeyher called the meeting to order at 7:30 p.m.

MINUTES OF 7-14-21: Mr. Myers made the motion to accept the minutes as read and Mr. Tierney seconded the motion. All in favor: Unanimous.

BURKE AREA VARIANCE: Property is located at 24 Anderson Road, Clinton Corners. Mr. Burke stated that he and his wife are trying to square off the house footprint by filling in the four quadrants of the structure. Stated he is not encroaching further into what currently exists with the existing footprint. The current house is in disrepair and needs to be rebuilt. To be rebuilt the house needs to be up to current codes and livability standards. Without the additional areas , the house would not be livable , so there would be a major financial loss.

The northeast and southwest variance would be 22 feet and 17 feet respectively. Front yard would be 43 feet and backyard 15 feet.

Mr. &Mrs. Lauria, 21 and 22 Anderson Road asked, if they could speak regarding this application. Permission granted. They had concerns regarding the septic. Ms. Zeyher stated that this would come under Mr. Smith’s inspection. This Board does not deal with septic issues.

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**RESOLUTION GRANTING A VARIANCE**

Resolution offered by the Zoning Board of Appeals Chair, Kathleen Zeyher.

**WHEREAS** the application for a variance will not be detrimental to nearby properties as it is a Pre-existing lots, non-conforming pre-existing home and

**WHEREAS**, there will be no undesirable change occur in the character of the neighborhood, as it is an existing home renovation and

**WHEREAS,** there are no alternative (feasible) methods available to the applicant as the lot is a non-conforming lot and

**WHEREAS** , the variance is substantial and

**WHEREAS.** there would be no impacts or effects that the variance would cause to the physical/and/or environmental conditions existing in the locality as it is a renovation of a pre-existing home and

**WHEREAS, t**he variance requested is not a result of a “self-created hardship” as it is a non-conforming lot.

**Motion made by Mr. Myers to approve this request, second by Mr. Tierney.**

**All in favor – Unanimous.**

**NOW THEREFORE BE IT RESOLVED THAT THE Zoning Board of Appeals grants the request for area variance of front 43 feet, back 15 feet, northeast 22 feet and southwest 17 feet.**

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Ms. Strauss is interested in creating a not for profit Community Arts and Performing Center . Ms. Strauss will be put on the October agenda.

Motion made by Patrick Tierney to adjourn, seconded by James Myers. All in favor: Unanimous.

Submitted by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Mary Dalton, Secretary

 Approved by:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Kathy Zeyher, Chair