

Town of Nelson
Zoning Board of Appeals
June 16, 2009

The meeting was called to order at 7:30 pm by Tom Arnold. Present were Tom Harvey, Mary Perry and Tom Arnold. Jeff Rubenstein and Peter Radosta were absent. Also attending were Sue Henderson and Roger Cook. Tom Arnold was acting chairman.

Tom Harvey made a motion to accept the minutes of the May 2009 meeting and Mary seconded. All voted in favor and the minutes were approved.

Michael Armani, 3870 Eatonbrook Rd., Area Variance – Public Hearing

Michael Armani appeared before the board with his proposal to build a porch and has asked for an area variance for the front yard setback. He needs a 38' variance as he is too close to the road. The public hearing was opened at 7:35 pm. No one was in the audience to speak to this issue so the public hearing was closed at 7:36 pm. Everyone present on the board has visited this site. Letters were sent out to the neighbors and no one appeared. It was determined that there would be no damage or effect from any plows going through.

Findings:

- A. There will be no undesirable change in the neighborhood, there is a feasible alternate to an area variance, the requested variance is substantial, there will not be an adverse effect on the physical or environmental conditions in the neighborhood, and the difficulty is self-created.
- B. All information was considered.
- C. All parties have been heard.
- D. There was no intimate knowledge.

The request is for a front variance of 38 feet with no specific conditions attached. Motion to approve the variance as stated was made by Tom Harvey and seconded by Mary. All voted in favor and the motion was approved.

Motion was made to adjourn the meeting by Mary and seconded by Tom Harvey. All voted in favor and the meeting was adjourned at 7:40 pm.

Respectfully submitted,

Susan J. Henderson, Secretary