

Town of Nelson
Zoning Board of Appeals
March 20, 2007
Nelson Office Building

Attendance: Jeffrey Rubenstein, Thomas Arnold, Mary Perry, Tim. Etter & Peter Radosta

Meeting was called to order by Chairman, Jeffrey Rubenstein at 7:30 p.m.

After the February 20, 2007 minutes were reviewed, Tim. made the motion to accept these minutes as presented. Seconded by Tim. All voted in favor and motion carried.

Agenda:

1. Louisa Swick - Area Variance - Damon Road - Public Hearing
 - a. Louisa was represented by Donald Ernstein, Contractor.
 - b. Louisa wants to put an addition onto the side of the garage for a living room or sun room. A request for a front yard 25 ft. setback variance to allow a 25 ft. setback..There is an existing septic system and well.
 - c. The roof line of the addition will match the height of the existing roof line as to being the same height.
 - d. The sides will be glass to look over the pond.
 - e. This property is zoned and is 26.4 acres.
 - f. The public hearing was opened at 7:43 p.m. As there was no one present for or in opposition of this request, the public hearing was closed at 7:43 ½ p.m.
 - g. All members of the Board visited the site.

Findings:

- a. There will not be any undesirable change produced in the neighborhood.
There is no feasible alternate to an area variance for the applicant.
The requested variance is substantial.
There will be no adverse effect on the physical or environmental conditions in the neighborhood.
The difficulty may have been self-created.
- b. All the information or evidence was considered. Donald Ernstein. County Planning returned for Local Determination.
- c. All parties in question have been heard: No one present for Public Hearing.
- d. There was no intimate knowledge taken into account.

Peter made the motion to approve the 25 ft front yard variance to allow a 25 ft. setback. Addition will be constructed as per plans submitted. Seconded by Mary. All voted in favor and motion carried.

As there was not anymore business Peter made the motion to adjourn the meeting. Seconded

by Tim. All voted in favor and motion carried.

Meeting adjourned at 7:48 p.m.

Respectfully submitted by

A handwritten signature in cursive script, appearing to read "Christabell Westcott".

Christabell Westcott, Secretary
Town of Nelson Zoning Board of Appeals