

Town of Southeast
Zoning Board of Appeals
Minutes of February 23, 2009

Edward Colello, Chairman	Present
Thomas Costello, Vice Chairman	Present
Timothy Froessel	Present
Joseph Castellano	Present
Kevin Sheil	Absent
Paul Vink	Present
Roderick Cassidy	Present
Mary Rhuda, Admin Assistant	Present

Regular Meeting:

Christopher & Jennifer McGuire, 60 South Drive – Mr. & Mrs. McGuire was sworn in and mailings are in order. They wish to add a second story to their home. The home is a pre-existing non-conforming structure. There will be no change to the footprint, they are just building up. They have letters from adjoining neighbors who are in favor of the construction. The applicant needs a 5.2 ft west side and a .01 ft front (south) setback. Due to the Board of Health, the home will remain a 2 bedroom. Public hearing closed.

Motion introduced by T. Costello to grant a 6ft west side, and a 1 ft south side variance.

Second by P. Vink.

Criteria:

1. Where an undesirable change will be produced in the character of the neighborhood.
No.
2. Whether the benefit sought by the applicant can be achieved by some feasible method other than a variance.
No. Applicant wants to enlarge home.
3. Where the requested variance is substantial.
No. No increasing footprint.
4. Whether the proposed variance will have an adverse effect of impact on the environmental conditions in the neighborhood or district.
None described.

5. Whether the alleged difficulty was self-created.
Yes. But again, applicant wants to enlarge home.

Roll Call Vote:

R. Cassidy-	In favor
J. Castellano	In favor
T. Froessel -	In favor
J. Costello -	In favor
P. Vink -	In favor
T. Colello -	In favor

Variance granted by a vote of 6-0.

Motion introduced by T. Costello to accept the minutes of the January, 2009.
Seconded by P. Vink. All in favor.