

**VILLAGE OF ESSEX JUNCTION  
ZONING BOARD OF ADJUSTMENT  
MINUTES OF MEETING  
July 13, 2010**

**MEMBERS PRESENT:** Tom Weaver (Chairman); Ron Gauthier, Bruce Murdough.  
(Jim Moody and Martin Hughes were absent.)  
**ADMINISTRATION:** Robin Pierce, Development Director.

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**1. CALL TO ORDER and AUDIENCE FOR VISITORS**

Chairman Tom Weaver called the meeting to order at 7 p.m. There were no comments from the audience.

**2. ADDITIONS/AMENDMENTS TO AGENDA**

There were no changes to the agenda.

**3. MINUTES**

April 20, 2010

**MOTION by Ron Gauthier, SECOND by Bruce Murdough, to approve the 4/20/10 minutes with the following correction(s):**

**Page 2, Houghton application, Deliberation/Decision, MOTION – clarify to read: “...to grant a variance for relief from the percent of lot coverage to relocate a garage and driveway at 40 School Street...”.**

**VOTING: 3 ayes; motion carried.**

**4. PUBLIC HEARING**

The function of the Zoning Board as a quasi-judicial board and the hearing procedure were explained. Individuals to give testimony before the Board were sworn in.

Variance application for relief of side setback of four feet to construct a garage at 40 School Street in the R-2 District by Lori and Jon Houghton, owners

Lori and Jon Houghton appeared on behalf of the application.

**STAFF REPORT**

The Zoning Board received a written staff report on the application, dated 7/13/10.

**APPLICANT COMMENTS**

There were no comments from the applicant.

**PUBLIC COMMENT**

There were no comments from the public.

**DELIBERATION/DECISION**

Variance, Garage, 40 School Street, Houghton

**FINDINGS OF FACT:**

1. The subject property is located at 40 School Street in the R-2 District with a lot size of approximately 10,303 s.f.
2. Minimum lot size in the R-2 District is 7,500 s.f.
3. Owner(s) of record are Lori and Jon Houghton.
4. Section 619.C.2 of the Land Development Code requires a minimum side yard setback of eight feet for all structures.
5. The relocated garage will be no closer than four feet from the northerly side line.
6. Maximum permitted lot coverage in the R-2 District is 40% and maximum permitted building coverage is 25%.
7. The building lot coverage is 31.6% (this will not change) and the driveway coverage is 10% for total lot coverage of 38.2%.
8. The subject property has 69' of frontage on School Street.
9. It is common in the neighborhood surrounding the subject property for structures to be closer to the side property line than the minimum side setback of eight feet.
10. Testimony in support of the application by neighbors to the north and south was received.

**CONCLUSION:**

1. Findings #1-#10 support the variance criteria of Section 1703.C.

**MOTION by Ron Gauthier, SECOND by Bruce Murdough, based on the Findings and Conclusion(s) to grant a four foot variance for relief from the side yard setback for a garage at 40 School Street in the R-2 District by Lori and Jon Houghton.**

**VOTING: 3 ayes; motion carried.**

**5. OTHER BUSINESS**

None.

**6. ADJOURNMENT**

**MOTION by Bruce Murdough, SECOND by Ron Gauthier, to adjourn the meeting.**

**VOTING: 3 ayes; motion carried.**

The meeting was adjourned at 7:10 p.m.

*RScty: M.E. Riordan*