

ZBA must grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community, the ZBA hereby APPROVES the application and finds the following:

(a) Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variance?

No, there are already houses similarly situated in the neighborhood and the proximity to the Village border that also has reduced setbacks.

(b) Can the benefit sought by the applicant be achieved by some method, feasible for the applicant to pursue, other than through an area variance?

There are no feasible alternatives as the rear yard of the property will be preserved for recreation and potential accessory structures.

(c) Is the requested area variance substantial?

Yes, fifty percent is substantial.

(d) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

No, for the reasons stated previously in that the proposal is in keeping with the neighborhood.

(e) Was the alleged difficulty self-created?

Yes.

Section 2. Based on the foregoing, the Application is approved conditioned on the two tax map parcels being merged and the property shall not be subdivided.

Section 3. This resolution shall take effect immediately.

ROLL CALL VOTE

Katherine Henley – Yes

James Ross – Yes

Scott Winchell – Yes