

Town of Stratton

ZBA Minutes

April 4, 2019

The Town of Stratton Zoning Board of Adjustment conducted a hearing on April 4, 2019 at the Stratton Town Office regarding an application for a setback waiver, submitted by John Grush, for the placement of a 50' by 40' garage within the 50' legal setback at the applicant's residence at 60 Forest Heights.

In attendance were the applicant, John Grush, Tom Montemagni ZBA Chair, and board members: Greg Marcucci, Dennis Holton, Dianna Stugger and Paul Bernard.

At the conclusion of a site visit at the proposed garage site, a hearing was held at the Stratton Town Office. That meeting was called to order at 6:40 PM. Applicant's Exhibits consisted of:

Exhibit A – a partial copy of the March 1, 2016 Official Zoning Map for the Town of Stratton, Vermont showing the site of the proposed garage.

Exhibit B – a copy of a letter of agreement executed by the Applicant's neighbor along his southeast boundary purporting to grant permission for the applicant to place his garage within 50' of her boundary line. Dated January 15, 2019.

Exhibit C – the applicant's 1/8" = 1'-0" scale Garage Floor Plan showing locations of proposed garage and entry doors.

At the subsequent hearing, after the applicant's testimony, board member Paul Bernard motioned to grant the applicant a setback waiver consisting of twenty-six feet (26') within the minimum legal fifty-foot (50') setback along the applicant's south boundary line, adjacent to the lands of Edward and Gwynne Fitzgerald, for the placement of a 50' x 40' garage - seconded by Dianna Stugger. All in favor.

The meeting was adjourned at 7:08PM.

Respectfully submitted,

Thomas J. Montemagni, ZBA Chair