

**Danby Board of Zoning Appeals
Minutes of Hearing and Meeting
July 21, 2015**

Present:

Allen Becker, Acting Chair
Gary Bortz
Sarah Elbert
David Hall

Absent:

Joe Schwartz

Others Present:

Secretary	Pamela Goddard
Code Office Planner	CJ Randall
Public	Leslie Connors, Jim Rundle

BZA Acting Chair, Al Becker opened the Rundle hearing at 7:03pm

PUBLIC HEARING to consider a request for variance of the minimum 50 ft. side yard setback required in Section 600, paragraph 6a of the Town of Danby Zoning Ordinance in order to construct a 10' X 15' addition on the southeast corner of an existing home, approx. 32' from the southeast property line at 103 Nelson Road, tax parcel no. 3.-1-32; James Rundle and M. Tamara Lovell, Owners.

Public Comment

There was no correspondence received for this hearing.

Jim Rundle explained the reasons for their request for variance. When he purchased the house, it was already within the 50-foot sideyard setback. He would like to build a small addition for a workshop on the back of the house. Rundle has visited with his neighbors, at 113 and 91 Nelson Road, all of who have no objections. There is thick wooded screening between the adjacent side yard property line and the neighbors.

There was discussion regarding why this location is the best place to build an addition. In order to avoid the septic tank and septic field, and to expand an existing "garden room" this is the most logical place for an addition. This location makes the most sense for the "flow" of the home.

The hearing was closed at 7:14 pm

Rundle Variance Discussion

The members of the BZA discussed the variance request. Elbert expressed support for granting the variance, noting that the builder's work is generally good quality and that the addition will fit in with the house and the character of the neighborhood. Bortz and Hall both stated that they have no problems with the variance request, particularly as the neighbors have no problems with the addition.

Becker stated that he supports the variance request. In his view, the addition will not even be seen from the neighborhood. Becker further stated that he would like to see the property be put into compliance through the granting of this variance request.

The Request for Variance was Approved

MOTION TO GRANT VARIANCE:

The Board of Zoning Appeals of the Town of Danby **approves the variance as requested**, of the minimum 50 ft. side yard setback required in Section 600, paragraph 6a of the Town of Danby Zoning Ordinance in order to construct a 10' X 15' addition on the southeast corner of an existing home, approx.. 32' from the southeast property line at 103 Nelson Road, tax parcel no. 3.-1-32; James Rundle and M. Tamara Lovell, Owners. Further that the entire property is now in compliance with all zoning set backs.

Moved by Elbert, Second by Hall, the motion passed

Allen Becker	AYE
Gary Bortz	AYE
Sarah Elbert	AYE
David Hall	AYE

Adjourn

The Meeting was adjourned at 7:17 pm.

Pamela Goddard, Board of Zoning Appeals Secretary