



## Town of Burlington

### ZONING BOARD OF APPEALS

Minutes of the Regularly Scheduled Meeting of Tuesday, November 16, 2010.

APPROVED: \_\_\_\_\_

DATE: December 21, 2010

#### I.

##### A. Attendance, Call to Order:

Greg Szydlo called the regular meeting to order at 7:30PM. In attendance were Greg Szydlo, Peter Perkins, Cheryl Byrne, Chris Argiropoulos and Rob Susdorff. Allison Yudelson, recording secretary.

The entire proceedings were recorded on audio tape and are available in the Town Hall.

##### B. Act on Meeting Minutes:

Motion Perkins, second Byrne to approve the minutes from the October 19, 2010 regular meeting as submitted. ALL IN FAVOR.

##### C. General Communications:

- a. ZBA budget.
- b. Letter dated November 12, 2010 from Attorney William Tracy, Jr. regarding Application 2010-487..
- c. Letter dated November 8, 2010 from Joseph Salvatore regarding Application 2010-486.

##### D. 2011 Meeting Schedule

Motion Perkins, second Byrne to approve the 2011 Meeting Scheduled as proposed. ALL IN FAVOR.

#### II. Public Hearing:

- a. Application 2010-486-Application for variance from Section 11.C of the Zoning Regulations of the Town of Burlington to request a buildable area and buildable land for a lot line revision on property known as Lot 36 Nelson Drive and Lot 48 Woodcreek Road, submitted by Joseph Salvatore. **Continued to December 21st meeting.**
- b. Application 2010-487-Application for variance from Section III.D.2, Section III.D.3 and Section IV.A.3 of the Zoning Regulations of the Town of Burlington to permit the housing of livestock in an existing agricultural building within 100 feet of a lot line on property known as 206 Johnnycake Mountain Road submitted by Johnnycake Mountain Associates. Continued to November 16<sup>th</sup> meeting. **Application withdrawn**
- c. Application 2010-488-Application for variance from Section IV.A.5 of the Zoning Regulations of the Town of Burlington a variance of 13 feet, locating a carport structure



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to be 12 feet from the side property line where 25 feet is required on property known as 87 Belden Road submitted by Stephen Morris.

Motion Perkins, second Byrne to open the public hearing at 7:34pm for Application 2010-488. ALL IN FAVOR.

Commissioners present: Szydlo, Perkins, Byrne, Sussdorff and Argiropoulos.

Side yard variance: 25 feet to 12 feet

Hardship: Topography of lot and location of ledge on property.

Motion Perkins, second Byrne to close public hearing at 7:46pm. ALL IN FAVOR.

Motion Perkins, second Byrne to approve Application 2010-488 for variance from Section IV.4 of the Zoning Regulations of the Town of Burlington, a variance of 13 feet, locating a carport structure to be 12 feet from the side property line where 25 feet is allowed on property known as 87 Belden Road, submitted by Stephen E. Morris.

IN FAVOR, Szydlo, Perkins, Byrne, Sussdorff and Argiropoulos. OPPOSED, none. ABSTAINED, none. **Variance granted.**

### III. Unfinished Business

A. None.

### IV. New Business:

A. ZBA Budget- Motion Perkins, second Byrne to approve the ZBA Budget of \$1450.00 for the 2011-2012 fiscal year. ALL IN FAVOR.

### V. Adjourn:

Motion Perkins, second Byrne to adjourn at 8:00PM. ALL IN FAVOR.