

Town of Northumberland Zoning Board of Appeals

Wednesday,

July 5, 2023 7:00 pm

Accepted by Zoning Board

Page 1 of 2

**Zoning Board Members Present:** Sarah Mojzer, Maureen Leerkes, Christopher Mc Mahon and Chairman Mark Boyce

**Zoning Board Members Absent:** Paul Becker, Anne Haag and Vice Chairman Carl Harrison

**Town Employees Present:** Dave Brennan, Town Attorney, Michael Terry, Code Enforcement and Tia Kilburn, Zoning Board Clerk

Quorum Established

Chairman Boyce called the meeting to order at 7:05 PM  
All in attendance stood and recited the Pledge of Allegiance.

Chair Boyce announced public hearing for Application #0006-23, Ronald & Kimberly Daly, 14 Stafford Way, 4' Area Variance to construct a single car garage. Chair Boyce asked if it was an attached one car garage. Ms. Daly replied, no. Chair Boyce asked the applicant to describe to the Board the proposal.

Mr. Daly introduced himself and his wife, he explained he is looking to build a single car garage, the setback, he thought was 25' and they concluded at the last meeting it is 20'. He stated he needs a little more room to get the 14' wide slab, it runs over 4' past the setback so he is requesting a variance. He said he went to his neighbor to make sure he was ok with it and the neighbor wrote a letter in support of the variance approval.

Chair Boyce asked if there were any correspondence on this application, the Clerk replied no, only the letter in support from the neighbor. Chair Boyce asked if the Board had any questions, none were noted, he asked for a motion to close the public hearing.

Ms. Leerkes made a motion to close the public hearing,  
Ms. Mojzer 2<sup>nd</sup> the motion,  
All in attendance unanimously agreed.

Chair Boyce stated they would proceed with the regular monthly meeting, he stated they would continue with the application they had the public hearing for, he asked if there were any discussion on this application, none was noted. Chair Boyce asked if there is a motion to take action on this application tonight.

Ms. Mojzer made a motion to approve application # 0006-23 as submitted for a 4' area variance, 14 Stafford Way,

Ms. Leerkes 2<sup>nd</sup> the motion,  
Chair Boyce asked if there were any discussion on the motion, none was noted.

Chair Boyce asked for a roll call vote;

Maureen Leerkes	aye
Sarah Mojzer	aye
Christopher McMahan	aye
Chairperson Mark Boyce	aye

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Page 2 of 2

Chair Boyce explained the area variance is approved and the next step is for the applicant to contact the building department for the building permit. Mr. Daly asked if he could get it as soon as the next day. The Clerk stated Mr. Terry, Code Enforcement Officer, is out of the office until Monday.

Chair Boyce announced the new business for the Board an 8' area variance, application # 0007-23, Michael Tamer at 21 Stevens Ct to construct a single car garage. He asked the Clerk if she expected the applicant to be present, she responded yes, however he does not appear to be present.

Ms. Leerkes asked where Stevens Ct was, the Clerk replied off King Road. Ms. Mojzer asked if they could schedule the public hearing for this one? Chair Boyce said if they accept the application they can schedule a public hearing, he said the question is do they want to move to schedule a public hearing without the applicant being present tonight? Ms. Leerkes stated she would like to see the applicant. Mr. McMahon asked if they have to give him time to show up. Chair Boyce replied no, the application will just remain open, he explained the only time frame is once you have a public hearing and close it, you basically have 60 days, you can either take action that night or within the next two meetings.

Mr. Brennan asked if this application was to replace a portable structure, the Clerk replied yes. Ms. Leerkes asked if the Clerk knew how long it has been there? The Clerk responded no, she did not. Mr. McMahon stated it did not indicate on the photos how close it was. The Clerk said he needed an 8' variance, and she explained it is going to be smaller than the existing and if they look at the photos she believes the property line is where the green upright telephone thing is and it will be closer to the home.

Chair Boyce asked if there was a motion to close the monthly meeting.

Ms. Mojzer made a motion to adjourn the monthly meeting at 7:17 PM and table the June Meeting minutes.

Ms. Leerkes 2<sup>nd</sup> the motion,

All in attendance unanimously agreed.

Respectfully submitted,

Tia Kilburn, Zoning Board Clerk