

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
July 28, 2014**

MINUTES

Members present: Brian Brown, Phil Cain, Keith Murray, Kent Finemore and Kevin Waldron.

Minutes: Keith Murray moved, seconded by Phil Cain to accept the minutes of May 12, 2014 as read. Motion passed.

Stephen Beaulieu: Application for a variance from Article 7, Section 7.2 of the Northfield Zoning Ordinance to allow construction of an 8'x38' porch within the front setback at 32 Howard Ave. (Tax Map U13, Lot 12) in the R1 zone. Keith Murray moved, seconded by Brian Brown to accept the application as complete. Motion passed. Steve Beaulieu explained that he has removed his 6'x10' porch and would like to replace it with an 8'x38' porch. The porch meets the side setbacks, but the front would be 23 feet from the front boundary line. Steve noted that the older houses in the neighborhood that were built before zoning are a similar distance from the road.

Public hearing opened and closed with no comment.

The criteria for granting a variance were reviewed:

1. Granting the variance would not be contrary to public interest since other homes in the neighborhood built before zoning are a similar distance from the road.
2. Granting the variance would not be contrary to the spirit of the ordinance as there is no change in density.
3. Granting the variance would give substantial justice as it would improve access to the home.
4. Granting the variance would not diminish property values.
5. Not granting the variance would create an unnecessary hardship as there would be no access to the front of the home.

Kevin Waldron moved, seconded by Phil Cain to grant a variance from Article 7, Section 7.2 of the Northfield Zoning Ordinance to allow construction of an 8'x38' porch within the front setback at 32 Howard Ave. (Tax Map U13, Lot 12) in the R1 zone. Motion passed.

Meeting adjourned at 7:15 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 08-25-2014

