

**TOWN OF NORTHFIELD
ZONING BOARD OF ADJUSTMENT
August 25, 2014**

MINUTES

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

Minutes: Phil Cain moved, seconded by Kevin Waldron to accept the minutes of July 28, 2014 as read. Motion passed.

William & Jamie Dalton: Application for a variance from Article 7 Section 2 of the Northfield Zoning Ordinance to allow a 16'x26' porch within the front setback and a 40'x36' garage within the side setback at 117 Park Street (Tax Map U8 Lot 11 in C/I zone. After review of the application, Phil Cain moved, seconded by Bruce Brown to accept the application as complete. Motion passed.

William Dalton stated that the only exception to the plan as submitted is that he would like stairs to the front of the porch as well as on the side. The porch would extend 4 feet closer to the road than the house in order to be able to use the front door of the house. This would make the porch 15 feet from the property line.

The existing garage which will be removed is 4 feet from the north side boundary and the new garage would be 13 feet from the boundary. Mr. Dalton has located 2 boundary pins and therefore feels confident he has good measurements.

Public hearing opened: Byron and Mrs. Dalton, abutter and parents of the applicant, stated that they have no objection to the application. Public hearing closed.

Kent Finemore reviewed the criteria for a variance, commenting that this application does not impact density issues.

1. Granting the variance would not be contrary to public interest. The garage would be further from the property line than the existing one.
2. Granting the variance would not be contrary to the spirit of the ordinance which is to address density.
3. Granting the variance would do substantial justice by allowing access to the front entrance.
4. Granting the variance would not diminish the values of the surrounding properties.
5. Enforcement of the Zoning Ordinance would result in unnecessary hardship by not allowing access to the front entrance of the home.

Kevin Waldron moved, seconded by Phil Cain to grant a variance from Article 7 Section 2 of the Northfield Zoning Ordinance to allow a 16'x26' porch within the front setback and a 40'x36' garage within the side setback at 117 Park Street (Tax Map U8 Lot 11 in C/I zone. Kent Finemore clarified that it is expected that the garage will be 13 feet from the side boundary and the porch will be 15 feet from the front boundary as presented in the application. Motion passed.

Meeting adjourned at 7:20 pm.

Respectfully submitted,

Eliza Conde, Secretary

Minutes approved 09-22-2014