

ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION

OFFICE USE ONLY

Application No. AV- 21-002
Date of Application: 2/2/2026
(Postmarked or Hand Delivered)
Date of Public Hearing: 3/2/26
Date Notice Published: 2/25/26
Date of County Referral: 2/11/26
Date of Final Action: 3/2/26
Date of Filing of Decision with the
Municipal Clerk: 3/9/26

Applicant: Lucianne LaPierre

Appeal Concerns Property at the following address:

County Route 4
County Tax Map Section: 41.00 Block 1 Lot 25.4
Zoning District Classification: AB

Requirement for which Variance is Requested:

200' Frontage and 50' side. Need 43' frontage,
11' and 18' 2" side variances.

Applicable Section(s) of Zoning Code: 3.4, para. 2 (table 4)

TEST: No area variance will be granted without a consideration by the board of the following factors:

1. Whether undesirable change would be produced in character of neighborhood or a detriment to nearby properties: Yes No

Reasons: Very crowded proposed project of
2 storage buildings on a small lot.

2. Whether benefit sought by applicant can be achieved by a feasible alternative to the variance: Yes No

Reasons: a lot-line adjustment would remove
some variances.

3. Whether the requested variance is substantial: Yes No

Reasons: 5 variances requested.

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes No

Reasons: Same as #1.

5. Whether the alleged difficulty was self-created: Yes No

Reasons: The applicant is looking to propose
for a commercial use of the lot which is
a desire, not a necessity.

DETERMINATION OF ZBA BASED ON THE ABOVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

~~X~~ the Benefit to the Applicant DOES NOT Outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied.

the Benefit to the Applicant DOES outweigh the Detriment to the Neighborhood or Community.

Reasons: too many requested variances
when there are feasible alternatives.

The ZBA further finds that a variance of _____ from Section _____ of the Zoning Code is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community because:

CONDITIONS: The ZBA finds that the following conditions are necessary in order to minimize adverse impacts upon the neighborhood or community, for the reasons following:

Condition No. 1: _____

Adverse impact to be minimized: _____

Condition No. 2: _____

Adverse impact to be minimized: _____

E. A. Hudzenski

Chairman, Zoning Board of Appeals

3/2/26

Date

RECORD OF VOTE

	MEMBER NAME	AYE	NAY
Chair	<u>Ed. Hudzenski</u>	_____	<input checked="" type="checkbox"/>
Member	<u>Michael Webbia</u>	_____	<input checked="" type="checkbox"/>
Member	<u>Sarah Dayton</u>	_____	<input checked="" type="checkbox"/>
Member	<u>Maret Salisbury</u>	_____	<input checked="" type="checkbox"/>
Member	<u>Weale Farrel</u>	_____	<input checked="" type="checkbox"/>