**Zoning Board of Appeals**

**Minutes of the Meeting**

**May 16, 2024**

The regular meeting of the Town of Eaton Zoning Board of Appeals was held on the 16th day of May 2024 at the Town Office Building, Cedar Street, Morrisville. The following were:

 Present: Charles Page Vice-Chairperson

 Denise Lodor-Morris Planning Board member (substitute for ZBA)

 Michael Mazza Chairperson

 Karen Jacobs Secretary

Others Present: 1 applicant representative

Absent: Fenton Groves Member

 Donald Bigelow Member

 Shane Gallup Member

Vice-Chairperson Page opened the meeting at 7:00 p.m. followed by the Pledge of Allegiance. The minutes of the

April 18, 2024 meeting were accepted as printed.

**Public Hearings**

**7:00 p.m** – Joseph & MaryBlair, PO Box 2607 Manchester Ctr., Vermont, 05255, have applied for an area variance in order to build a 2-car garage on the opposite side of Paddleford Rd., in front of the residence.

The public hearing opened at 7:02 p.m. David Blair was present to represent the applicatnt. The Madison County Planning Department GML Recommendation was not needed. There were no prior communications. All persons present for or against were heard. Vice- Chairperson Page made a motion to close the public hearing. Board member Mazza seconded. All ayes. The public hearing was closed at 7:23 p.m.

**Public Hearings Closed—ZBA Decision**

**Blair**

Board member Denise Lodor-Morris made a motion for a negative SEQR. Board member Page seconded. All ayes.

After review and discussion, Board member Page made a motion to approve the variance request as presented and with the following conditions:

A variance of 40’ is granted from the front (road) side. No building, including overhang, shall come closer than 10’ from this road side property line.

The next step is for the applicant to contact the Codes Officer for a building permit.

 Board member Lodor-Morris seconded. All ayes.

**Other Business:**

Vice-Chairperson Page made a motion to adjourn the meeting, seconded by Board member Lodor-Morris. The meeting was adjourned at 7:31 p.m.

Respectfully submitted,

Karen Jacobs, Secretary