

Chairman Travis reviewed the use variance criteria as follows:

1. Cannot realize a reasonable return – substantial as shown by competent financial evidence. Board: No substantial financial evidence was submitted.
2. Alleged hardship is unique and does not apply to substantial portion of district or neighborhood. Board: There is one house further down the road that has a house behind a house. There are other properties with small footprints in that area.
3. The requested variance will not alter essential character of the neighborhood. Board: Mike Maciak stated he doesn't think it would because it is back so far it will look like the garage to the other house. Mr. Coughlin explained that it could be not determinable so it is a no for now. The board could also say yes, it wouldn't change the character. Duane Travis commented that it is unique, our zoning does not allow an accessory structure without a principle structure. The board determined it is not determinable.
4. Alleged hardship has not been self-created. Board: It is self-created, they bought the property in 2018 and the zoning was in place then.

Mr. Coughlin explained to the Board that for the four-part use variance test it is a requirement to meet all of them, it is not a balancing test. With what was presented the Board would have to say no, it is not allowed.

Motion by Mike Maciak and seconded by Marc Latini to deny the use variance.

Roll Call Vote:	Mike Maciak	Yes
	Marc Latini	Yes
	Duane Travis	Yes

Motion carried.

Motion by Mike Maciak and seconded by Marc Latini to adjourn the meeting. The meeting was adjourned at 7:15 pm.

Respectfully Submitted,

Mary Kay Sullivan, Secretary
Zoning Board of Appeals