

## LIVINGSTON ZONING BOARD OF APPEALS

May 03 2022

The meeting opened at 7:01 p.m. with the Pledge of Allegiance.

Attendance:

Thomas Alvarez  
Charles Schneider  
Sarah Price  
Charles Dickens  
Stan Yarian  
Zack Feuer

Attorney Ted Hilscher

A motion to accept the minutes of the April 05, 2022 minutes with the correction that 124 feet shall read 124 square feet was made by Stan Yarian and 2<sup>nd</sup> by Sarah Price. All present voted AYE.

Correspondence: None.

The Schroetpel application is still not complete.

A motion was made by Charles Schneider and 2<sup>nd</sup> by Stan Yarian to close the Public Hearing and deny the application as incomplete. All voted Aye.  
Motion passed.

Applicant was advised when they are ready to proceed, direct your application and site plan to the building inspector.

The Public hearing for Ann Litke 371 County Route 10 an Area Variance to be able to replace a single wide mobile home with a double wide. A variance of 124 square feet is needed opened at 7:15.

Notification of neighbors were received.

Steve Olah sent a letter approving the replacing a double wide mobile home. No comments were received from the public.

The Public hearing closed at 7:20.

The Board reviewed the application to replace a single wide mobile home with a double wide mobile home, she cannot expand a non-confirming use by more than 50 %, so a variance of 124 square feet will be needed. A new site plan was received. The Board deemed the application complete.

Attorney Ted Hilscher completed the Short Form EAF.

A motion to approve the EAF with a negative declaration was made by Sarah Price and 2<sup>nd</sup> by Charles Dickens. All voted AYE. Motion passed.

Zoning Book 11 ii Determining Granting a Variance  
the following 5 questions were asked.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance. Answer No.
2. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance. Answer No.
3. Whether the request area variance is substantial. No.
4. Whether the proposed variance will have an adverse effect or impact in the physical or environmental conditions of the neighborhood or district. Answer No.
5. Whether the alleged difficulty was self-created, which consideration shall be relevant to the granting of the area variance? Self-created but no other way was feasible.

A motion to grant the area variance as presented was made by Charles Schneider and 2<sup>nd</sup> by Sarah Price.

All present voted AYE. Area Variance granted.

There being no further business a motion to adjourn was made by Charles Schneider and 2<sup>nd</sup> by Sarah Price. All present voted Aye. Motion passed.  
Meeting closed at 7:36 PM.

The next scheduled meeting is June 07, 2022.

Respectfully submitted,

Eileen Yandik, Secretary ZBA