

LIVINGSTON ZONING BOARD

January 09 2024

The regular meeting of the Livingston Zoning Board was held 09 Jan 2024 and opened at 7:00pm with the Pledge of Allegiance.

In Attendance:

Charles Schneider (Zoning Board Vice Chair)
Charles Dickens
Sara Price
David Kimball
Jason Munz (Alternate)
Jeremy Steuhl (Zoning Board Secretary)
Andrew Howard (Zoning Board Attorney)

Absent:

Thomas Alvarez (Zoning Board Chair)

Correspondence: None

Roll call at 7:01pm. Reading of the December meeting minutes by Jeremy Steuhl. Motion to accept minutes from 12 Dec 2023 was made by Sarah Price, 2nd by David Kimball. All in favor. Motion approved.

Motion to open public hearing for application ZB-10 was made by Sarah Price, 2nd by Charles Dickens. All in favor. Motion approved. Public hearing opening at 7:05pm.

Mr. Amrod presented his variance application for building height changed from 30' to 37' 9" , per § 3.3 of the town zoning code at 1637 Blue Hill Rd 170.-1-17.111. Mr. Amrod is trying to get a CO for house he built. Applied for a building permit for about 36'. They came in above the plan at 37' 9". He provided notification receipts of abutting neighbors. Comment from the board that the house looks taller than the plan. Grade is 4', which made the original plan about 36'. David Kimball stated he reviewed original paperwork for the previous house and it did not indicate a basement, but a crawl space. Windows on the basement are not displayed on the plan, in which are not sitting at ground level. At the time Mr. Amrod stated he didn't know the

maximum height was 30'. If he did, he would have done something differently. Mr. Amrod said the building inspector came and did inspections throughout the build of the house. Charles Schneider commented on the degree of the roof and is concerned that living space could be added. Attorney Howard did contact the CEO about the state code height of being only 35'. That is not accurate.

Fire Chief Jahns made some comments.

- Basement is out of the ground completely.
- Previous house was on a slab.
- He provided pictures from Google maps of aerial views of first house, compared to new house.
- CEO says basement would be the 1st floor, because it is out of the ground.

Mr. Amrod stated that the basement is only 4' out of the ground. Fire Chief disagreed. Attorney Howard read the actions by the ZBA for area variance. Mr. Amrod stated his neighbors are not concerned. There was no correspondence or attendance from any abutting neighbors. Mr. Amrod said he has received no communication from the town that the building was out of compliance, during the whole build process.

No additional comment from the public.

Motion to close the public hearing was made by Sarah Price. It was not seconded.

Motion to adjourn the public hearing and continue on 13 Feb 2024 was made by Charles Schneider, 2nd by David Kimball. All in favor, motion approved. Public hearing adjourned at 7:29pm.

Additional discussion occurred within the board. Charles Schneider stated we will need to gather more information on the building, including pictures and foundation plans. Mr. Amrod will return next month.

There being no further business, a motion to adjourn was made by David Kimball, 2nd by Charles Schneider. All present voted AYE. Motion passed. Meeting closed at 7:33pm.

Next scheduled meeting will be held 13 Feb 2024.

Respectfully submitted,

Jeremy Steuhl
Secretary Livingston Zoning Board