

MINUTES
TOWN of DIX - ZONING BOARD of APPEALS
MEETING #2011.03

Date: December 3, 2011
Present: Frank J. Hammond, Chairperson
Steve Stephany, Secretary

Kevin Viehdeffers, Applicant

Not Present: Dominic Smith

Meeting Called to Order: 9:01AM

Old Business: None

New Business:

Noted: Public notice of this meeting appeared in The Review and Express on 11/23/11.

Review of Applications: The following Application(s) were submitted to the ZBA by the Code Enforcement Officer:

Viehdeffers - Request for Area Variance to allow for expansion of existing business on property.

Discussion: Criteria considered for granting of an Area Variance is addressed as follows:

1. There is no significant potential to produce undesirable change in the character of the neighborhood or a detriment to nearby properties since this variance is only for the expansion of an existing, ongoing business.
2. The benefit sought by the applicant cannot be achieved feasibly on this property without an Area Variance allowing the expansion of this existing, ongoing business.
3. It is determined that this Area Variance allowing the expansion of this existing, ongoing business is not substantial.
4. An Area Variance allowing the expansion of this existing, ongoing business does not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.
5. The reason for this Area Variance allowing the expansion of this existing, ongoing business was not self created since the business existed and was owned by the applicant prior to the effective date of The Town of Dix Zoning Law, 1/26/2007.

Decision for Area Variance: Approved by unanimous vote.

Meeting Adjourned: 9:20AM

Respectfully Submitted,

Steve Stephany, Secretary