**VILLAGE OF OLD BENNINGTON**

**Zoning Board of Adjustment**

MINUTES

FOR

Tuesday, June 9TH, 2020

**Members present:**

David Silver, Chair, Pricilla Bradshaw, Erica Gallen, Polly van der Linde, Anthony Mazzola.

**Members absent:**

None

**Zoning Officer & Representative for the Applicant**

Robert Bullington – Acting Zoning Officer

Michael Baker, Architect - Representing the applicant, Anne Slattery, 1 Monument Ave.

**Others present:** Megan Schwarzkopf

The Village of Old Bennington Zoning Board of Adjustment was called to order by Chair Silver at 7:05 PM.

Chair Silver stated that the purpose of the hearing was to determine whether a variance should be granted to the applicant permitting additions to the property which increase the lot coverage ratio above the limit defined in the Village Zoning Bylaw.

Chair Silver also noted that the members had been provided with drawings of the new deck and patio approved by the Planning Commission which would result in the increase, a letter from Michael Baker, architect, noting applicant’s request for a variance and reasons why a variance should be approved, and a statement from the Planning Commission recommending approval of the variance.

Michael Baker summarized the reasons why a variance should be approved noting the topography of the1/2 acre lot is very uneven, with extremely limited level space on which to sit and enjoy the outdoors. The location of the proposed patio is essentially the only level ground. The deck will be tucked behind the front section of the house so as to not intrude on the overall appearance of the property.

Mr. Bullington noted that the lot coverage limit as currently defined in the Zoning Bylaw is 5% and that before any addition the coverage ratio is 12%. However, the existing structures were in place before the Village adapted a Zoning Bylaw and are thus grandfathered. The addition of the patio and deck increase the coverage to slightly less than 14%.

After a brief discussion of the concept of “grandfathering” as used in this context and there being no more questions from the Board, Chair Silver indicated the Board would be entering a private, deliberative session and Mr. Baker and Megan Schwarzkopf left the meeting.

After emerging from deliberations, the Board unanimously voted to approve the applicant’s request for a variance.

The meeting was adjourned at 7:22 PM.

Robert Bullington

Acting Secretary

Zoning Board of Adjustment