

**MOUNTAIN LAKES DISTRICT
ZONING BOARD OF ADJUSTMENT
August 29, 2018**

Call To Order – Chair Karen Rajsteter called the meeting to order at 4:00 pm.

Roll Call – Board members Karen Rajsteter, Robert Roudebush and Marcia Selent were present along with alternate Board members Joe McQueeney, Roger Warren, and David Selent. Karen Rajsteter designated Joe McQueeney and David Selent as full voting members for the meeting and declared a quorum to be present.

In Attendance – Mary Hetherton, Beverly Colson, Ellen Hetherton, Lana Hetherton, Barbara Warren, Ken Marcinowski and Joseph Fiore of Fiore Builders.

Abutter Notification and Published Notices: Certified letters were mailed to all abutters on August 15, 2018; copies of the letters and mailing receipts were in the application file. Notices were posted at the District office and on the District website on August 15, 2018 and published in The Bridge Weekly on August 23, 2018; a copy of the published notice was in the application file. Kristi Garofalo gave the Hethertons an invoice for the postage and publication charges to be paid by the applicant.

Request for Variance for Garage – Hetherton – 312 Swiftwater Circle – Map 203, Lot 213

Robert Roudebush read the variance application aloud to the Board and noted seven abutters were notified. Two responded with letters and one of those, Ken Marcinowski, was physically present for the meeting. Joe Fiore of Fiore Builders explained the application for variance, noting the drop-off slope of the lot made it necessary to build as close as possible to the front of the lot. He gave details regarding the proposed one car garage structure and stated there would be no trees removed and no excavation of the bank between the Hetherton home and its neighbor. He passed around a drawing of the proposed garage which showed it to be a log structure with a metal roof and would match the existing home.

Karen Rajsteter opened the floor for public comment. Robert Roudebush read aloud a letter from abutters Craig and Colby O'Rourke stating their reasons for opposing the variance. Ken Marcinowski spoke of his concerns about granting the variance, then said he was more comfortable with the request after hearing the details from Joe Fiore about the project. Mary Hetherton stated that as a senior citizen the garage was needed as protection from the elements, especially during the winter months.

Karen Rajsteter closed the floor for public comment. The ZBA members reviewed the application file and discussed the testimonies from the abutters and the applicant. After discussion, Karen Rajsteter moved to grant the front setback variance as requested and David Selent seconded. The motion passed four to one, with Robert Roudebush voting against. The variance was granted.

Karen Rajsteter moved to adjourn; Marcia Selent seconded. The motion passed, and the meeting was adjourned at 4:35 P.M.

Respectfully submitted,
Kristi Garofalo