

**TOWN OF GREENFIELD**  
**ZONING BOARD OF APPEALS**

**January 3, 2012**

**REGULAR MEETING**

A regular meeting of the Town of Greenfield Zoning Board of Appeals is called to order by Taylor Conard at 7:30 p.m. On roll call the following members are present: Taylor Conard, Michelle Granger, Kevin Veitch and Denise Eskoff, Alternate. Paul Lunde and Joseph Szpak are absent

**December 3, 2011 MINUTES**

MOTION: M. Granger

SECOND: K. Veitch

RESOLVED, that the Zoning Board of Appeals waives the reading of and accepts the minutes of December 3, 2011, as submitted.

VOTE: Ayes: Conard, Eskoff, Granger, Veitch

Noes: None

Absent: Lunde, Szpak

**OLD BUSINESS**

**JOSEPH VAN GELDER – Area Variance, Case#881**

Joseph Van Gelder is present. A public hearing is opened at 7:31p.m. There being no correspondence or public comments, this public hearing is closed at 7:32 p.m.

T. Conard states that the applicant is seeking a 45' right side yard variance because he wanted to join the two lots and because of the School District line he was not allowed to do so. He states that he does not see any other way to alleviate this problem. It is a large variance and the applicant does own the property on the other side, which means that it could be sold. J. Van Gelder states that while the property could be sold, it would be very difficult to build on because of the steep slope. M. Granger states that the Planning Board did approve the lot line adjustment, all of the possibilities have been exhausted and it is not through the applicant's own self created limitation whatsoever, it is just some weird quirk. The applicant was trying to do what he was supposed to. J. Van Gelder states that it will not affect anyone.

**RESOLUTION – J. Van Gelder, Area Variance**

MOTION: K. Veitch

SECOND: M. Granger

RESOLVED, that the Zoning Board of Appeals grants the request of Joseph Van Gelder for an area variance for property located at 420 Ballou Road, TM#110.-1-22, as follows:

- **45' right side yard variance**

This approval is based on the following criteria:

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- **The hardship was created by other factors than his own as far as the boundary line being a school district boundary line**
- **There is no other way for the applicant to address this**
- **No negative impact to the neighborhood**
- **No negative environmental impacts**

VOTE: Ayes: Conard, Eskoff, Granger, Veitch

Noes: None

Absent: Lunde, Szpak

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Meeting adjourned 7:35 p.m., all members in favor.

Respectfully submitted,

Rosamaria Rowland