

TOWN OF PERU

ZONING BOARD OF ADJUSTMENT

MINUTES OF MEETING HELD ON OCTOBER 24, 2016

Members Present: Peter Bradford, David Utiger, and John Acosta

Others Present: David and Alice Christopher, Roberta Baker, Stewart Beattie

Peter Bradford, Chairman called the meeting to order at 7:25 P.M.

Application 2187, David and Alice Christopher to permit an addition to a pre-existing non-conforming building.

David and Alice Christopher made the presentation. David reviewed their earlier application to the Planning Commission for permission to demolish the existing house at 310 Main Street. That application was granted upon findings that the foundation had collapsed and building had seriously deteriorated. It was essentially beyond repair.

It was suggested that the 310 Main Street lot would merge with the 302 Main Street lot, both owned by the Christophers, once the building was demolished. Both lots are pre-existing under sized lots. (Zoning Bylaw 5.2.1.) Applicants agreed that they would request the Town Listers to declare the two lots merged.

This application seeks to create an addition on the existing house at 302 Main Street that would increase the overall size of the house by approximately 15 feet and bring the house within 16 feet of the Russell Inn. The building that is to be demolished is within three feet of the Russell Inn and within a similar distance from the Christopher house. The net effect of the demolition and addition would be to create an open and attractive area between the Russell Inn and the Christopher house. Roberta Baker, The owner of the Russell Inn stated that she had no problem with the proposed addition.

The applicants further testified that they desired the addition to make their house more suitable for one floor living and to provide space for their entire family to come together for holiday and other gatherings in the historic family homestead.

The Board considered the application under the provisions of Section 4.5.2 of the Zoning Bylaw and found that there would be no adverse effect on public health, safety or convenience and no burden on municipal services. The Board further found that preventing the addition would amount to exceptional and unnecessary hardship under the totality of circumstances.

On motion and second the board voted unanimously to grant the application.

The Zoning Administrator was instructed to issue the requested permit.