TOWN OF PERU ZONING BOARD OF ADJUSTMENT

MINUTES FOR THE MEETING OF XX/XX/XX

PRESENT

Peter Bradford-chair, Chuck Black, Charlie Howard, David Utiger, Josh Whitkin

Tom Croeber (for the applicant), William Goodwin Z.A.

Call to order by Chair-7:05 PM

Changes to Agenda- none

Hearing: Application 2307 Setback Variance for the Peru Congregational Church

* Roger Croeber appearing for the applicant said that the church wanted to make their entrance safer and more accessible, by removing the hump between the steps and the road and extending the steps towards the road.
* Two people had accidents on the steps last winter.
* The planned steps are not expected to extend into the town right of way, and Mr. Croeber said he had met with the Road supervisor (Chuck Black) to see if the project would cause a problem with traffic or road maintenance.
* Mr. Croeber addressed the State’s variance criteria, and the board asked questions as he spoke:
* Criteria #1 He says the unique circumstances of this application are a hump in the terrain, the steps being very close to the road, and having no way to move the steps further back.
* Criteria #2 There is no other way to provide ADA approved access to the church.
* Criteria #3 The problem was not created by the applicant, the church and the road predate zoning.
* Criteria #4 Extending the steps will not harm the character of the area.
* Criteria #5 Mr. Croeber said that the proposed encroachment on the setback is the minimum that will solve the access problem.
* After discussion Chuck Black moved that the variance be approved, Josh Whitken seconded, the motion passed unanimously.
* The applicant also said that after meeting with the Fire Marshall, the Church had decided it would be best to replace the entire deck, to correct other ingress/egress problems at the same time. This will require at a minimum review by the Townscape Preservation Board but will not require another variance.

Chuck Black moved that the meeting be adjourned at 8:08, Charly Howard seconded, passed unanimously.

Approved \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

Peter Bradford-chair