

**TOWN OF SOUTH BETHANY
BOARD OF ADJUSTMENT
PUBLIC HEARING
FRIDAY, JUNE 9, 2017
1:00 p.m.**

MINUTES

BOARD: Steve Bunoski, Chairman
Bob Buhner, Member
Martha Fields, Member
Charlene Sturbitts, Member
Al Rae, Member

TOWN STAFF: Joe Hinks, Code Enforcement Constable
Janet Powell, Town Clerk/Recording Secretary
Maureen Hartman, Town Manager

APPLICANT: BOA Application 3-2017, Mark Damato, 116 Anchorage Drive
Shay Gallo, Shay Gallo Construction

Chairman Bunoski called the hearing to order at 2:00 p.m. All parties were sworn in who requested standing during the hearing.

The hearing is a request for a variance of Article 145, Section 38 A(3). Mr. Shay Gallo provided a brief history of the encroachment issue. Due to a survey error, the newly constructed home encroaches the setback by approximately 1.8”.

Constable Hinks submitted another site plan/survey as evidence showing that Mr. Gallo is a meticulous and accurate contractor and that this encroachment error is not his, but rather an error by the surveying company.

Elaine Davey from 110 Anchorage was sworn in and stated that she was in favor of the variance. Town Clerk Janet Powell read email statements from two adjoining property owners Lynne Murray from 112 Anchorage and Pam & Jimmy Menefee, from 118 Anchorage; also stating that they had no objections with the variance for Mr. Damato.

The Board voted unanimously to grant the variance. Since the building construction is completed, no order is required and Constable Hinks was advised to provide Mr. Damato with the Certificate of Occupancy.

The hearing was adjourned at 2:27 p.m.