



## Town of Burlington

Zoning Board of Appeals  
Minutes of Regular Meeting  
December 19, 2023  
Town Hall Auditorium & ZOOM

PRESENT: Peter Perkins-Chair, Belinda Cargill, Sharon Farmer, Jeff DuBois, Shelly Bernetich - Chris Argiropoulos  
Absent: Laurie Arel (alternate)  
Also in Attendance Jerry Burns, ZEO  
Recording Secretary, Tanna Romero

1. **Call to Order:**
  - a. **Attendance and Designation of Alternates:**

Chairman Perkins was present for the meeting and called the meeting to order at 7:00pm. Regular members present were seated for the meeting.

**Motion** made, seconded, and passed unanimously to amend the agenda to change item b. to the *Election of officers*. Farmer/Cargill
  - b. **Election of Officers:**

The election of officers was turned over to Chris Argiropoulos.

**Chair:** S Farmer nominated Peter Perkins for ZBA Chair. P. Perkins was voted as chair of ZBA - unanimously.  
P. Perkins - abstained

**Vice chair:** – P. Perkins nominated S. Farmer for Vice Chair; B. Cargill volunteered to be vice Chair. B. Cargill voted as Vice Chair unanimously.

**Recording Clerk:** S. Farmer nominated herself for Recording Clerk and withdrew her nomination for Vice Chair. S. Farmer voted as Recording Clerk unanimously.
  - c. **Act on Meeting Minutes of October 17, 2023:**

**Motion** made, seconded, and passed unanimously to approve the minutes from the October 17, 2023, meeting. Farmer/Cargill  
Abstained: Dubois, Bernetich
  - d. **General Communications:**

none.
2. **New Business:**



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- a. ZBA application 2023-565 – Teddick – Side Yard Setback Variance – Alto Rd #25.

**Motion** made, seconded, and passed unanimously to suspend the regular meeting and open the Public Hearing for **application 2023-565 – Teddick – Side Yard Setback Variance – Alto Rd #25**. Farmer/Dubois at 7:11PM.

Seated: Peter Perkins-Chair, Belinda Cargill, Sharon Farmer, Jeff DuBois, Shelly Bernetich - Chris Argiropoulos

Applicant Bryan Teddick was present and presented information to the ZBA regarding his request for the Side Yard Setback Variance.

Written communication was received from Jerry Burns, Burlington Zeo dated 11.21.23 in support of application 2023-56.

Written Communication was received from Spencer Greene of 19 Alto Road in support of application 2023-56.

Jerry Burns was present and spoke in favor of this application.

**Motion** made, seconded, and passed unanimously to adjourn the public hearing and reopen the regular meeting at 7:34PM Dubois/Bernetich

**Motion** to approve Application 2023-565 - Teddick - Side Yard Setback Variance - Alto Rd #25 for a 14' variance to the 25' required side yard setback to 11' side yard setback for a 16' x 16' carport for residence built in 1951 with the following restriction:

- 1) The carport cannot become living space.

Hardships:

- 1) The parcel was created prior to the 1958 adoption of Zoning Regulations in Burlington.
- 2) The home was built in 1951 prior to the 1958 adoption of Zoning Regulations in Burlington.
- 3) The lot width is 50' less than today's R-44 Residential Zone requirement due to pre-dating the 1958 adoption of zoning regulations.
- 4) Had a garage or carport been part of the new dwelling project in 1951, it would have been grandfathered as shared earlier.
- 5) The carport cannot be located to the rear to meet today's 25' setback due to the topography that exists right behind the home. Cargill/Farmer



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**Motion** made, seconded, and passed unanimously to amend the motion to include the restriction that *the carport cannot become living space*.  
Perkins/Farmer

IN FAVOR: Cargill, Perkins, Farmer, Dubois, Bernetich

OPPOSED: none

ABSTAINED: none

### **Variance granted**

- b. Any new business to come before the board.  
none

### **3. Adjourn:**

**Motion** made, seconded, and passed unanimously to adjourn the meeting at 7:59PM Dubois/Bernetich