

**BOARD OF APPEALS
TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, ELMIRA, NEW YORK**

**MEETING MINUTES
INFORMATIONAL HEARING**

WEDNESDAY
JANUARY 16, 2008
7:20 P.M.

TOWN HALL
1139 PENNSYLVANIA AVENUE
ELMIRA, NEW YORK, 14904

Board Members Present: Mark Makowiec, Chairman
Deborah Eames, Vice Chairwoman
Patricia Opper

Town Officials Present: Steven W. Barnstead, Town Attorney
Peter Rocchi, Town Zoning Officer & Building Inspector

Town Official Absent: Ann Clarke, Town Consultant

Property Owner Present: Fredrick W. Peyton and Cherie D. Middaugh
104 Comfort Road Daughter of Property Owner
Pine City, NY 14871 (Property Leased to Ms. Middaugh)

Concerning Property: Tax Map No. 129.00-1-18 Zoned: Agriculture One (A-1)
Commonly Known As
104 Comfort Road
Pine City, NY 14871

Chairman Makowiec called the meeting to order and advised this is an informational hearing for Mr. Peyton and Ms. Middaugh in follow up to the variance granted on December 19, 2007.

Ms. Middaugh: According to State Law, the twelve (12) by twenty four (24) barn we want to build becomes a commercial operation as soon as we let people come into the barn to transact retail business. The law allows us to use the twelve (12) by ten (10) old barn in front of the new barn. The law will allow Dad and me to go into the barn and get the food.

Mr. Makowiec: What is your request from this Board?

Ms. Middaugh: Feed will be stored inside; the company wants that and I want that too. Food is considered agriculture, but one customer under the roof and the barn becomes commercial. We wanted to put horses in the back, but that now makes this a multipurpose use building and turns this into commercial.

Attorney Barnstead: The Board can't just modify the variance, hence you will have to have another public hearing like Mr. Collins did.

Mr. Makowiec: Do you want to go on with another public hearing?

Ms. Middaugh: Yes. We are requesting a twelve (12) by twenty four (24) commercial building on the property.

Attorney Barnstead: The public hearing would be held for the purpose of requesting a variance to construct a separate building for commercial use.

Chairman Makowiec: You will have to send out the notices like before and pay for an ad in the "Star-Gazette". The public hearing will be scheduled for February 20, 2008 at 7:30 p.m.

Adjourned: 7:30 p.m.

Original on File

C:	All Board Members	Board of Appeals
	All Town Council Members	Town Council
	Town Supervisor	Mr. David Sheen
	Town Clerk	Ms. Carolyn Renko
	Town Assessor	Assessor's Office (Shared Services-Elmira/Southport)
	Town Building Inspector & Zoning Officer	Mr. Peter Rocchi
	Town Attorney	Steven W. Barnstead, Esquire
	Planning Board Chairman	Mr. John Scida
	Town Consultant	Ms. Ann Clarke
	Fredrick W. Peyton and Cherie D. Middaugh	
	104 Comfort Road, Pine City, NY 14871	

Transcribed: January 17, 2008

Bonnie J. Balok

Secretary-Board of Appeals

Town of Southport

**BOARD OF APPEALS
TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, ELMIRA, NEW YORK**

**MEETING MINUTES
PUBLIC HEARING**

(Follow-Up of December 19, 2007 Hearing – Vote Postponed)

WEDNESDAY
JANUARY 16, 2008
7:15 P.M.

TOWN HALL
1139 PENNSYLVANIA AVENUE
ELMIRA, NEW YORK, 14904

Board Members Present: Mark Makowiec, Chairman
 Deborah Eames, Vice Chairwoman
 Patricia Opper

Town Officials Present: Steven W. Barnstead, Town Attorney
 Peter Rocchi, Town Zoning Officer & Building Inspector

Town Official Absent: Ann Clarke, Town Consultant

Property Owner Present: Ronald Collins
 197 Walsh Road
 Wellsburg, NY 14894

Concerning Property: Tax Map No. 109.00-1-34.1 Zoned: Agriculture One (A-1)
 Commonly Known As
 197 Walsh Road
 Wellsburg, NY 14894

Chairman Makowiec called the meeting to order and advised this is a follow-up hearing concerning an area variance for Ronald Collins because the vote was postponed at the December 19, 2007 meeting, and further Mr. Collins has requested a rehearing of his application. *(Correction on December 19, 2007 public hearing minutes, page one (1), Mr. Collins to read: "I have over four (4) acres". Incorrectly reported as over four hundred (400) acres).*

Chairman Makowiec: Steve, give me your ruling on this.

Attorney Barnstead: Section 267-a, Subsection 12 reads, if requesting a rehearing to hear the determination of the Board, the request can be made by any member of the Board and it must be a unanimous vote by the Board to hear this. If you decide to rehear, it must be by unanimous vote and you must schedule another public hearing. At the December 19, 2007 hearing the variance vote was actually a vote against granting the variance because you did not have three (3) votes for it. That means it was a vote against the variance, unless you have a revote.

Ms. Opper: I make a motion we have a rehearing for Mr. Collins' application for an outdoor wood burner.

Ms. Eames: I second the motion.

Chairman Makowiec: A motion has been made and seconded. Is there any discussion on the motion? If not, Bonnie will you take the roll?

Secretary Balok: Called the roll; unanimous vote yes to rehear variance request.

Chairman Makowiec: The Board will rehear your application and the informational hearing will be scheduled for February 20, 2008 at 7:00 p.m.

Mr. Collins: I am going to send a letter to the Town Board requesting a review of the regulation passed to require a minimum of two hundred feet (200') from all lot lines. That makes sense for homes in areas like Robert Street and such, but it should be different for agriculture areas such as mine.

Adjourned: 7:20 p.m.

Original on File

C:	All Board Members	Board of Appeals
	All Town Council Members	Town Council
	Town Supervisor	Mr. David Sheen
	Town Clerk	Ms. Carolyn Renko
	Town Assessor	Assessor's Office (Shared Services-Elmira/Southport)
	Town Building Inspector & Zoning Officer	Mr. Peter Rocchi
	Town Attorney	Steven W. Barnstead, Esquire
	Planning Board Chairman	Mr. John Scida
	Town Consultant	Ms. Ann Clarke
	Ronald Collins, 197 Walsh Road, Wellsburg, NY 14894	

Transcribed: January 17, 2008
Bonnie J. Balok
Secretary-Board of Appeals
Town of Southport

**BOARD OF APPEALS
TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, ELMIRA, NEW YORK**

**MEETING MINUTES
PUBLIC HEARING**

(Clarification of Use to Conduct Gunsmith Business in R-3 Zone)

WEDNESDAY
JANUARY 16, 2008
7:00 P.M.

TOWN HALL
1139 PENNSYLVANIA AVENUE
ELMIRA, NEW YORK, 14904

Board Members Present: Mark Makowiec, Chairman
Deborah Eames, Vice Chairwoman
Patricia Opper

Town Officials Present: Steven W. Barnstead, Town Attorney
Peter Rocchi, Town Zoning Officer & Building Inspector

Town Official Absent: Ann Clarke, Town Consultant

Property Owner Absent:: Timothy Harsh
1491 Caton Avenue
Elmira, NY 14904

Concerning Property: Tax Map No. 109.07-4-40 Zoned: Residential Three (R-3)
Commonly Known As
1491 Caton Avenue
Elmira, NY 14904

Chairman Makowiec called the meeting to order. First on the agenda are the minutes from last month's meeting. Everyone should have received the minutes from December 19th. Are there any corrections or additions? I have one (1) correction on the minutes for Mr. Collins. Mr. Collins has four (4) acres not four hundred (400) acres. Now, with that correction, I will entertain a motion. Ms. Opper made a motion to accept the minutes with the correction noted on the minutes for Mr. Collins. Ms. Eames seconded the motion. Minutes unanimously approved.

Chairman Makowiec: The public hearing this evening is for Timothy Harsh who is present. Did you send out your notices and put this in the newspaper?

Mr. Harsh: Yes.

Chairman Makowiec: Would you show the documents to the attorney?

Attorney Barnstead: He gave me the documents already, I have looked them over and everything is in order. *(Affidavit and receipt for payment of a legal notice submitted to Secretary Balok for the permanent file).*

Mr. Harsh: This deals with Article IV, Section 525-17 (D), Special Permit, from the Town of Southport Code for property zoned as R-3, and clarification of the term "appliance repair." The definition of appliance, in accordance with "Black's Law Dictionary", refers to "machinery and all instruments used in operating it, and to be distinguished from the word "materials" which includes everything of which anything is made; things applied to or used as a means to an end.

Chairman Makowiec: Description in the Town Code is vague and would encourage everything. To me, the term appliance repair includes washing machines and refrigerators. A gun requires a federal fire arms permit, but for appliance repair there is no need for a license. This is not to say your gun shop is not appropriate for this area, it's just one requires a license and the other fixing a washing machine does not require a license to fix.

Mr. Harsh: Who determines that interpretation of the Town Code, is it the Board of Appeals or the Town Board's decision?

Attorney Barnstead: If you want to repair guns and ask for a special permit, the application would go to the Planning Board for a permit.

Ms. Eames: You don't need a federal permit or license to fix appliances. We are interpreting it for you because you asked us to.

Mr. Harsh: Define such other uses as the Planning Board may determine to be similar in character. You are going to say, federal fire arms permit is the difference and you are right.

Chairman Makowiec: We are trying to say this is how we are determining it. One requires a federal fire arms permit versus appliance repair which you would have to have some schooling, but no license. This is not listed under the approved businesses. We are saying it doesn't fall into the range. It is separate.

Ms. Kerr: Appliance is vague. Anything could be included as an appliance. Whether it is a fire arm or washing machine. In the law dictionary it would fall under appliance; an appliance used for your house. The definition is narrowed rather than broadened. The definition should be what an appliance could be rather than narrow.

Chairman Makowiec: We are providing an interpretation.

Ms. Kerr: Why does licensing fall into that reasoning?

Chairman Makowiec: Appliance repair generally is being interpreted here to be washing machines, refrigerators, the definition does not list guns, but you are saying you fall into that definition.

Ms. Kerr: Neither does the definition listed in the law dictionary, but it lists an appliance as a mechanical thing, device or apparatus.

Chairman Makowiec: We are going with the federal fire arms permit being the reasoning because the permit requirement is not required to repair appliances such as washing machines and refrigerators or such.

Ms. Kerr: Could be ten (10) similar things for appliances.

Mr. Harsh: There is a lot more similar than different. You are going with the difference of federal fire arms permit. This is a micro reference and if you look hard enough you will find a difference. The law should say repair of refrigerators. You wrote it that way, so it would be broader.

Mr. Harsh: (*Identified as: Mr. Harsh, Father of Timothy Harsh*). Hair dresser is licensed and is allowed and not discriminated because of gun permit which is similar.

Chairman Makowiec: The hair dresser is specifically listed in the Code. This is not discrimination; we are giving you a clarification.

Mr. Harsh: Hairdresser requires a license.

Ms. Kerr: How do you get on this list?

Attorney Barnstead: The list she is referring to is the list of occupations included which are dress maker, laundry, hair dresser, antique sales, but gunsmith is not listed. To get on the list, the Town Board would have to change the law. To do this you must go through the whole process of changing the law.

Chairman Makowiec: We are not saying you can't do this; you just can't get a building permit based upon our interpretation of appliance repair and occupations listed in the Code.

Attorney Barnstead: Open for public comment, and the Board must have a motion to vote on granting or denying Mr. Harsh's request for clarification of use for the premises to be used to conduct a gunsmith business in a Residential Three (R-3) zone.

Chairman Makowiec: Any further comments from the public? If not, the public hearing is closed. Any discussion upon here on the Board?

Ms. Eames: The gunsmith business does not seem similar.

Chairman Makowiec: Anything else? If not, I will entertain a motion.

Ms. Eames: I make a motion we vote on the clarification of use of the premises to conduct a gunsmith business with a yes voting that the business is separate from the definitions listed in the Code and a no vote that the business is the same as those in the Code.

Ms. Opper: I second the motion.

Chairman Makowiec: A motion has been made and seconded. Any discussion on the motion? If not, Bonnie will you call the roll?

Secretary Balok: Called the roll. Ms. Eames-Yes; Ms. Opper-Yes; Chairman Makowiec-Yes. Unanimous vote yes providing clarification that the use of the premises to conduct a gunsmith business is separate from the definition listed in the Code, thus requiring the applicant to apply for a use variance.

Chairman Makowiec: The Board has provided clarification of the use of the premises to conduct a gunsmith business and you can go back to what you originally wanted which was to request a variance. To go back to the variance request will require you to go through the public hearing process again. Do you want to go on with the public hearing?

Mr. Harsh: Yes.

Chairman Makowiec: Public hearing will require you to send out notices again and pay for an advertisement in the newspaper again. The public hearing will be scheduled for Wednesday, February 20, 2008 at 7:15 p.m.

Adjourned: 7:15 pm

Original on File

C:	All Board Members	Board of Appeals
	All Town Council Members	Town Council
	Town Supervisor	Mr. David Sheen
	Town Clerk	Ms. Carolyn Renko
	Town Assessor	Assessor's Office (Shared Services-Elmira/Southport)
	Town Building Inspector & Zoning Officer	Mr. Peter Rocchi
	Town Attorney	Steven W. Barnstead, Esquire
	Planning Board Chairman	Mr. John Scida
	Town Consultant	Ms. Ann Clarke
	Timothy Harsh, 1491 Caton Avenue, Elmira, NY 14904	

Transcribed: January 17, 2008
Bonnie J. Balok
Secretary-Board of Appeals
Town of Southport

**BOARD OF APPEALS
TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, ELMIRA, NEW YORK**

**MEETING MINUTES
PUBLIC HEARING**

WEDNESDAY
FEBRUARY 20, 2008
7:30 P.M.

TOWN HALL
39 PENNSYLVANIA AVENUE
ELMIRA, NEW YORK, 14904

Board Members Present: Mark Makowiec, Chairman
Deborah Eames, Vice Chairwoman

Newly Appointed Board Member: James Gensel (Oath taken at meeting-7:15 pm-Harsh Public Hearing)

Board Member Absent: Patricia Opper

Town Officials Present: Steven W. Barnstead, Town Attorney
Peter Rocchi, Town Zoning Officer & Building Inspector

Town Official Absent: Ann Clarke, Town Consultant

Property Owner Present: Fredrick W. Peyton and Cherie D. Middaugh
104 Comfort Road Daughter of Property Owner
Pine City, NY 14871 (Property Leased to Ms. Middaugh)

Concerning Property: Tax Map No. 129.00-1-18 Zoned: Agriculture One (A-1)
Commonly Known As
104 Comfort Road
Pine City, NY 14871

Chairman Makowiec called the meeting to order and advised this is a public hearing for Mr. Peyton and Ms. Middaugh in follow up to the variance granted on December 19, 2007.

Chairman Makowiec: Did you bring your receipt from the newspaper and affidavit that you mailed your notices out?

Mr. Peyton: Yes, I gave them to Attorney Barnstead.

Attorney Barnstead: All the papers are in order. *(Paid receipt from the "Star-Gazette" and affidavit verifying notices were sent to property owners given to Secretary Balok for the permanent file).*

Ms. Middaugh: First, we were going to get the barn built and use this for storage inside the barn. The State of New York said we could not make the barn a commercial entity. We did get a variance for the barn, but now we need a variance for a twelve foot by twenty four foot (12' x 24') building. This will be a store for samples. Storage of food in the barn, but we will be the ones going into the barn to get the food out.

Attorney Barnstead: In December you were granted a variance for the barn. The commercial operation will be in a separate building other than the barn. The Board could amend the variance.

Ms. Middaugh: The previous variance allowed a business to conduct the sale of grain inside the barn itself. It is the sales that takes it out of commercial. We were granted an office in front of the barn. The barn is an agriculture building. The State puts restrictions there. The barn must also meet building codes and must be designed by an engineer.

- Ms. Middaugh: We would build the office outside and the barn will be a barn. The business would be in the twelve foot by twenty four foot (12' x 24') building built by a contractor.
- Mr. Peyton: There will be a small showroom to show what we have for sale.
- Chairman Makowiec: How many foot?
- Mr. Rocchi: Six foot (6').
- Mr. Peyton: Twenty foot or twenty five foot (20' or 25') between the two of them.
- Chairman Makowiec: Anyone else to speak? If not the public hearing is closed. Any questions up here on the Board?
- Mr. Gensel: Would this fall under the new zoning?
- Mr. Rocchi: This would be for cottage industries.
- Chairman Makowiec: Has three (3) acres. Any other questions?
- Mr. Gensel: Not big on use variances because of new zoning being approached.
- Mr. Peyton: This is agriculture right out to the Pennsylvania line. It is all agriculture with an agriculture business in an agricultural zone.
- Chairman Makowiec: Peter, any other input?
- Mr. Rocchi: No.
- Chairman Ham: If no other questions, I will entertain a motion to vote on the variance for Mr. Peyton.
- Mr. Gensel: I make a motion we vote on an amendment to the variance for Mr. Peyton with a yes vote granting the amendment to the variance and a no vote denying the amendment to the variance.
- Ms. Eames: The amendment would be to allow the twelve foot by twenty four foot (12' x 24') building in the front of the barn; I second the motion.
- Chairman Makowiec: A motion has been made and seconded to amend the variance for Mr. Peyton. Any discussion on the motion? If not, Bonnie will you call the roll?
- Secretary Balok: Called the roll. Mr. Gensel-Yes; Ms. Eames-Yes; Chairman Makowiec-Yes. Unanimous vote yes; amendment to variance of December 19, 2007 granted.
- Adjourned: 7:41 p.m.

Original on File

C:	All Board Members	Board of Appeals
	All Town Council Members	Town Council
	Town Supervisor	Mr. David Sheen
	Town Clerk	Ms. Carolyn Renko
	Town Assessor	Assessor's Office (Shared Services-Elmira/Southport)
	Town Building Inspector & Zoning Officer	Mr. Peter Rocchi
	Town Attorney	Steven W. Barnstead, Esquire
	Planning Board Chairman	Mr. John Scida
	Town Consultant	Ms. Ann Clarke
	Fredrick W. Peyton and Cherie D. Middaugh	
	104 Comfort Road, Pine City, NY 14871	

**BOARD OF APPEALS
TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, ELMIRA, NEW YORK**

**MEETING MINUTES
PUBLIC HEARING**

WEDNESDAY
FEBRUARY 20, 2008
7:00 P.M.

TOWN HALL
1139 PENNSYLVANIA AVENUE
ELMIRA, NEW YORK, 14904

Board Members Present: Mark Makowiec, Chairman
Deborah Eames, Vice Chairwoman

Board Member Absent: Patricia Opper

Town Officials Present: Steven W. Barnstead, Town Attorney
Peter Rocchi, Town Zoning Officer & Building Inspector

Town Official Absent: Ann Clarke, Town Consultant

Property Owner Absent: Ronald Collins
197 Walsh Road
Wellsburg, NY 14894

Concerning Property: Tax Map No. 109.00-1-34.1 Zoned: Agriculture One (A-1)
Commonly Known As
197 Walsh Road
Wellsburg, NY 14894

Chairman Makowiec called the meeting to order and asked if the minutes had been received and if there were any corrections or changes. Chairman Makowiec advised due to the fact there is no quorum, the vote on approval of the minutes will be tabled.

Chairman Makowiec further advised, the first public hearing is for Ron Collins, but Mr. Collins is not in attendance, so the matter is moot.

Adjourned: 7:02 p.m.

Original on File

C:	All Board Members	Board of Appeals
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	Town Building Inspector & Zoning Officer	Mr. Peter Rocchi
	Town Attorney	Steven W. Barnstead, Esquire
	Planning Board Chairman	Mr. John Scida
	Town Consultant	Ms. Ann Clarke
	Ronald Collins, 197 Walsh Road, Wellsburg, NY 14894	

Transcribed: February 21, 2008
Bonnie J. Balok, Secretary-Board of Appeals-Town of Southport

**BOARD OF APPEALS
TOWN OF SOUTHPORT, COUNTY OF CHEMUNG, ELMIRA, NEW YORK**

**MEETING MINUTES
PUBLIC HEARING**

WEDNESDAY
FEBRUARY 20, 2008
7:15 P.M.

TOWN HALL
1139 PENNSYLVANIA AVENUE
ELMIRA, NEW YORK, 14904

Board Members Present: Mark Makowiec, Chairman
Deborah Eames, Vice Chairwoman

Newly Appointed Board Member: James Gensel (Oath taken at meeting)

Board Member Absent: Patricia Opper

Town Officials Present: Steven W. Barnstead, Town Attorney
Peter Rocchi, Town Zoning Officer & Building Inspector

Town Official Absent: Ann Clarke, Town Consultant

Property Owner Present: Timothy Harsh
1491 Caton Avenue
Elmira, NY 14904

Concerning Property: Tax Map No. 109.07-4-40 Zoned: Residential Three (R-3)
Commonly Known As
1491 Caton Avenue
Elmira, NY 14904

Chairman Makowiec called the meeting to order and advised this is a public hearing for Tim Harsh. Anyone wanting to speak needs to give their name, address, and if representing someone provide that information too.

Chairman Makowiec: Did you pay for your notice in the newspaper and mail the notices out?

Mr. Harsh: Yes.

Chairman Makowiec: You can give your receipt and affidavit to Attorney Barnstead for review.

Attorney Barnstead: He gave me the paper work already, and everything is in order. *(Documents provided to Secretary Balok for the permanent file)*

Mr. Harsh: I would like to open a repair and refinishing gunsmith business in my new garage.

Chairman Makowiec: Will this be a one (1) story?

Mr. Harsh: One (1) or one and one-half (1 ½) story.

Chairman Makowiec: Anyone want to speak?

Mr. Harsh: I have my questions printed out and will read them as well as provide a copy for the record. *(Copy of answers to four (4) questions required for a use variance attached to minutes; answers were read aloud by Mr. Harsh).*

Chairman Makowiec: Did you apply for a Federal Firearms Permit yet?

Mr. Harsh: Yes.

Chairman Makowiec: Anyone else have any questions or care to speak?

Mr. Don Harsh: Don Harsh, Tim's Dad, 9913 Sunset Trail, Hammondsport, New York. The variance would really help.

Chairman Makowiec: Anyone else care to speak? If not the public hearing is closed. The Town is currently rezoning, is your property twenty thousand square feet (20,000') or more?

Mr. Harsh: Within that.

Chairman Makowiec: R-3 zone, new zone voted in will enable individuals to have cottage industry, somewhat similar to what you have. This has been proposed, but not voted on yet, but it is close.

Mr. Gensel: What is the zoning across the street?

Mr. Rocchi: I-1 and across Caton is I-2.

Chairman Makowiec: Not in the least like a residential area. Are you going to sell ammunition?

Mr. Harsh: Main goal is gunsmith. There are enough regulations on all of this to deal with.

Mr. Rocchi: His business will be inspected every three (3) years. Quantities have to be looked at and be exact under the Code.

Mr. Don Harsh: ATF inspects also.

Chairman Makowiec: Any other questions on the Board?

Mr. Gensel: Will there be any improvements to the parking lot?

Mr. Rocchi: This will be addressed under the site plan. He has a substantial driveway there.

Mr. Gensel: Any employees?

Mr. Harsh: No.

Chairman Makowiec: Any other questions? If not, I will entertain a motion.

Ms. Eames: I make a motion to vote on the variance for Mr. Harsh, with a yes vote granting the variance and a no vote denying the variance.

Mr. Gensel: I second the motion.

Chairman Makowiec: A motion has been made and seconded. Any discussion on the motion? If not, Bonnie will you call the roll?

Secretary Balok: Called the roll. Ms. Eames-Yes; Mr. Gensel-Yes; Chairman Makowiec-Yes. Unanimous vote yes; variance granted.

Chairman Makowiec: You still have to go through the site plan review.

Adjourned: 7:30 pm

Original on File

C:	All Board Members	Board of Appeals
	All Town Council Members	Town Council
	Town Supervisor	Mr. David Sheen
	Town Clerk	Ms. Carolyn Renko
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	Town Building Inspector & Zoning Officer	Mr. Peter Rocchi
	Town Attorney	Steven W. Barnstead, Esquire
	Planning Board Chairman	Mr. John Scida
	Town Consultant	Ms. Ann Clarke
	Timothy Harsh, 1491 Caton Avenue, Elmira, NY 14904	

Attachment: Variance Questions and Answers – Submitted by Timothy Harsh, Applicant for Variance

Transcribed: February 21, 2008
Bonnie J. Balok
Secretary-Board of Appeals
Town of Southport