

APPROVED
10-10-10

Zoning Board of Appeals
June 5, 2010
Mr. and Mrs. Michael Tobin

Members Present: Steve Barto, Ford Knight, Pete Keefer, Julie Thompson, Mike Cleere

With all ZBA members present, the public hearing was opened at 10:01 AM with a motion from Ford Knight, and second by Julie Thompson. Architect Charles Smith was present representing the applicants.

Chairman Barto inquired about the upper deck. Charles Smith explained that the upper deck was coming down, the roof line would be changed. All the decking is coming down and they will move deck down to lower level of the house to match the existing deck of 9 ft. 8 x 27.

Concerning the peak, Mr. Smith explained that the shed roof overhang sticks out 3 feet to shade the windows. The purpose of the addition is to square off the living room within the existing house and add a screened porch which juts out 3 ½ feet beyond the existing house, but no farther out than the deck. It is noted that Chuck Smith was interpreting from the property line, however, per Steve Barto, the measurement is from the high water mark, so they are in better shape.

Discussion continued describing what the plans involved. The living room will be squared off. Mr. Smith mentioned the set backs to be about 12 feet at one corner and 11 ½ at the other. He measured from a survey, but Chairman Barto said the high water mark is used, which actually goes to the retaining wall. They further reviewed the plans. Chairman Barto questioned the need for the 3 ½ feet. A lengthy discussion followed concerning the lake view. Mr. Smith mentioned it would hold more people. He added that if it was made flush, it would still work. Pete Keefer mentioned the screen porch would block the view of the neighbor, but it was reported that the neighbor had no objections. Chairman Barto added that he was more comfortable if it (screened porch) goes flush. Ford Knight was concerned with the side setbacks. It will be very tight. Also, moving the screened porch was mentioned. It would be 10 ft from south setback. Side setback would no longer be an issue. Mr. Smith said maybe adjourn so he could talk to the Tobins (about moving the screened porch). The neighbor to the north is set way back. The neighbor to the south is way in front of Tobins.

Motion by Mike Cleere at 10:30 AM to close public hearing, second by Ford Knight.

Motion by Ford Knight to discuss and consider the application, second by Julie.

Chairman Barto said he would not have any problems if they would square off the corner making it flat with the house. He mentioned to Mr. Tobin coming flush with the house and Mr. Tobin had no qualms with that. Concerning the deck, they are dropping the deck 8 feet down in the same footprint. Steve Barto again said he would like the house squared off without any more encroachment to the lake.

Motion by Julie Thompson with a second from Mike Cleere to act on application with the following conditions:

1. Screened porch remains flush with front of house
2. Allow front deck to protrude 10 feet, necessary for safe entrance in and out of home (8 foot encroachment)
3. Allow safe access to the lake via northside stairs leaving a 2 foot setback.

Also noted : the south edge of deck will be flush to the south side of house as an open air deck.

Roll Call Vote:

Steve Barto	aye
Julie Thompson	aye
Ford Knight	aye
Pete Keefer	aye
Mike Cleere	aye

The sunset clause was mentioned. There is one year to start and complete the job.

Motion by Mike Cleere with second by Ford Knight to accept the May 15, 2010 minutes as written.

Vote 5/0

Motion to adjourn at 10:50 AM by Mike Cleere with second by Julie Thompson.

Vote 5/0

Respectfully Submitted

Susan Hensel
ZBA clerk