

Case # 471

December 27, 2016

APPROVED 1/11/2017

Mark Howard, Bob Theve, Alicia Gettman and Amy Stockman were present.

Patricia Banos seeks a variance for a deck within front setback.

Mark opened the hearing with the particulars for a variance.

Jack Parsons, Guy Pike and Steve Hunter were present.

Edward Scribner representing the applicant.

The house is a 3 season home, that was probably built in the 1930's and has had add on's through the years. It has no foundation. The nearest point of the house to the lake is 37'. They would like to have a deck on the front, would remove the bay window and put in a slider. They have gotten DES approval for the deck. The DES would rather they have a deck than patio so that it does not impact the ground. The proposed deck is 12' x 24' not including the steps to existing walkway. There will be gutters that drain into a dry well.

Mark asked if it was going to be closed in? No.

Bob asked about the photo that shows the bay window. Scribner said that yes that is where the slider will go. The deck will be about 5' off the ground.

Mark asked if there were any other question? None. Public input closed. They proceeded with the criteria.

# 1 Hardship: With the location and the age of the house a hardship would exist if it had to be moved. All agreed it was a hardship.

# 2 Spirit and Intent not broken; Not broken because other house in the area are similar. All agreed.

# 3 Adversely affect others. All agreed it would not affect others.

# 4 Injustice to deny: All agreed it would be.

# 5 Contrary to the public interest. All agreed the public was not harmed.

Bob moved to grant the variance. Amy 2<sup>nd</sup>. All in favor.

Hearing adjourned.

Steve Hunter was present to ask advice about a piece of his property. The board set up a time to do a site visit. January 4<sup>th</sup> at 10:00AM.

Board reviewed minutes of previous hearings.

Case # 468 Mark moved to accept minutes with a few corrections. Alicia 2<sup>nd</sup>. All in favor.

Case # 469 Bob moved to accept as written. Mark 2<sup>nd</sup>. All in favor.

Case # 470 Mark made motion to accept as written. Alicia 2<sup>nd</sup>. All in favor.

Board set date for hearing for case # 472 and a meeting to discuss the appeal of Sawyer Point Realty for Wednesday January 11, 2017.

Jackie Rollins, Secretary