



The applicant is requesting an area variance for the purpose of increasing the allowed height of a building from 30' to 35' in order to construct an addition on an existing dwelling.

Mr. Kaufman explained that he was building the addition 5' higher than the code allows. The neighbors submitted letters in support of granting the variance.

The property has ample room at 4.97 acres.

The board had no questions; there was no public comment.

The criterion for an area variance was discussed.

Feasible alternative: all voted no; based on the design of the addition

Undesirable change: all voted no; the houses in that area are of a similar height

Substantial request: all voted no; it is only 5'

Adverse effect: all voted no

Self-created: all voted yes

A negative declaration motion was made by Sharon Kazansky seconded by Bob Hoose.

5 in favor

0 opposed

A motion to grant the variance as requested was made by Bob Hoose seconded by Richard Benson.

5 in favor

0 opposed

### **WIESLAW CZAPLICKI** – Mr. Czaplicki

Chairman Carnell read the legal notice. Proof of mailing was submitted.

The applicant is requesting area variances for the purpose of (1) decreasing the property line setback from 25' to 9' (2) decreasing the rear property line setback from 25' to 10'2" and (3) increase the lot coverage from 20% to 32%.

Paula advised that three neighbors submitted letters objecting to the variances. Goldstein, Dorenfast & Siegelberg had various concerns regarding noise and water run-off on the adjoining property. Siegelberg letter indicated granting the variance should be contingent on the noise being abated.

The board agreed that they had no jurisdiction over the noise problem.

Chairman Carnell asked Logan what they are calling this building. Over 400 square feet does not describe a shed; Logan said that since there was nothing specific in the code to address this type of accessory structure; she based the setbacks on garage size, which is up to 1000 square feet.

Mr. Czaplicki explained that he had an okay from the building department.

Paula asked what the building was used for.

Mr. Czaplicki stated that it was kind of like a gazebo. The enclosed portion is for his 4-wheeler, tools and snow blower. I was trying to make it look nice. He provided pictures to the board.

The property has town sewer. The well is located between the house and garage.

Chairman Carnell asked if there was electric to building.

Mr. Czaplicki said yes but no water. He confirmed that the building was less than 16' high.

The board had no questions. There was no public comment.

Criterion for area variances was discussed; all three requests were acted on together

Feasible alternative: all voted no; not at this point in time

Undesirable change: all voted no; it is an improvement over the old shed that was on the property line

Substantial request: Richard Benson, Bob Hoose & Sharon Kazansky voted no

Chairman Carnell & Pamela Zaitchick voted yes

Adverse effect: all voted no; although the neighbors mentioned water run-off Logan advised that no one ever brought that issue to the building department

Self-created: all voted yes

A negative declaration motion was made by Bob Hoose seconded by Pamela Zaitchick.

5 in favor

0 opposed

A motion to grant the variances as requested with the condition that the building is not to be used for occupancy and will not have running water or habitable living space was made by Bob Hoose seconded by Sharon Kazansky.

5 in favor

0 opposed

Chairman Carnell stated that it was brought to the board's attention that the applicant built without a permit. Typically the board fines an applicant \$250.00 for this indiscretion.

A motion to find Mr. Czaplicki a \$250.00 fine for building without a permit to be paid before the building permit is issued was made by Chairman Carnell seconded by Pamela Zaitchick.

5 in favor

0 opposed

**JAN HESBON** – Mr. Hesbon

Chairman Carnell read the legal notice. Proof of mailing was submitted.

The applicant is requesting a variance for the purpose of decreasing the property line setback from 25' to 10' in order to enlarge an existing shed into a garage.

A letter of approval was submitted by the Wolf Lake Homeowners Association.

The shed is 10'x14'. Mr. Hesbon said that he was happy to advise that he only had to cut one tree to construct the addition. The structure is hardly visible from the road. The site is fairly wooded.

Mr. Hesbon said that he spoke to his neighbors; the one closest that will be impacted the most has no problem with the proposal. The one across the street is okay with it also.

The criterion for an area variance was discussed.

Feasible alternative: all voted no; given the size of the lots in the Wolf Lake area.

Undesirable change: all voted no

Substantial request: all voted no

Adverse effect: all voted no

Self-created: all voted yes

A negative declaration motion was made by Bob Hoose seconded by Sharon Kazansky.

5 in favor

0 opposed

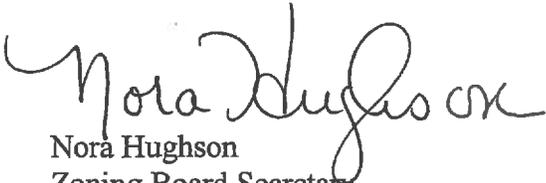
A motion to grant the variance as requested was made by Sharon Kazansky seconded by Bob Hoose.

5 in favor

0 opposed

A motion to adjourn at 7:36 was made by Sharon Kazansky.

Respectfully submitted,

  
Nora Hughson  
Zoning Board Secretary