

MINUTES  
TOWN OF GORHAM ZONING BOARD OF APPEALS  
March 16, 2023

PRESENT: Chairman Bentley                      Mr. Bishop  
          Mr. Lonsberry                            Mr. Goodwin  
          Mr. Morris                                Mr. Amato  
          Mr. Coriddi

Chairman Bentley called the meeting to order at 7:00 PM and explained the process. Mr. Bishop made a motion to approve the February 16, 2023, minutes as presented. Mr. Lonsberry seconded the motion, which carried unanimously.

MISCELLANIOUS:

Application #23-010, Jim & Kristine Canessa, owners of property at 4990 County Road 11, requests an area variance to build a single family home with attached garage. Proposed home does not meet the side yard setbacks and exceeds lot coverage.

Jim Canessa and Chuck Smith, Architect was present and presented the application to the board.

Mr. Canessa stated that the biggest revision that they have done since last month is instead of a side loading garage they have changed to a front loading garage. In switching to a front loading garage because of the elevation they have lost a bedroom above the garage. The driveway is now significantly away from the southern neighbors. Switching to a front loading garage there is less driveway making a much lower lot coverage percent. Existing is 45.2% and proposed is 39.8%. Square footage as presented in February was about 2800 square feet and now they are 2380+ square feet. The lost square footage is coming from the lost bedroom from above the garage. They have moved the house to the north the maximum that they could. Last month they presented the home at a 5 foot setback from the eaves and now they are presenting the home at 4.5' to the eaves. They had to move the home about 1 foot towards the lake to accommodate the pitch of the driveway.

Mr. Canessa presented a drone photo to the board showing their home and the neighbor's home to illustrate that they will not be blocking anyone's view. This photo will be kept in the file.

Mr. Canessa stated that they are now requesting a north side setback of 4.5' and south side setback of 10.5' and a lot coverage of 39.8%.

Mr. Smith stated that it is not figured in the proposed lot coverage calculation but if they were to consider a space for a k-turn so that that they could pull out of their driveway. This would bring them a little bit over the 39.8% lot coverage.

Mr. Canessa stated that on one of the drawings that was presented it does show an option for a k-turn.

Mr. Amato questioned on the original plans the beach stairs where 39 square foot and now they are 30 square foot.

Mr. Canessa stated that there is a concrete pad at the top of the stairs that they are going to remove.

Chairman Bentley stated that it doesn't appear that the footprint of the house has changed which is one of his concerns.

The footprint of the home was discussed. Mr. Smith stated that the footprint was reduced by 8 inches. By moving the garage around they also made the garage smaller.

Mr. Smith stated that because they switched the garage the garage is on a half level up so it became a split level entry house so they needed another 3 to 4 feet of width for the stairs.

Chairman Bentley stated that it appears that they are just about 200 square feet less from doubling the size of the proposed home from the existing.

Mr. Bishop asked if the lanai was going to also set 10.5' from the property line.

Mr. Smith stated that the house is parallel to the property line. There is a 6" overhang on the house and there is no overhang on the lanai. So the setback is 11 feet to the lanai.

Mr. Goodwin asked if the area over the garage was going to be uninsulated unheated storage space.

Mr. Canessa stated that he would assume that it will be an unfinished attic.

Mr. Coriddi asked what the height of the proposed home would be.

Mr. Smith stated that they are keeping it under the 22 feet height limit.

Chairman Bentley asked if the lanai was figured into the lot coverage.

Mr. Smith stated that it is figured under the roof area.

Chairman Bentley asked if there were any comments from the public.

Karen Lejman neighbor to the south of the property stated that she does not see a difference in the footprint from last month to this month. Her opinion has not changed from last month the house is way to big for a very small lot. She does not support the project.

Paula Cianca expressed her concern that the lot is way to small for this size of a home. She was also disappointed that nothing has been discussed with them.

Mr. Amato stated that he thinks it is still too much house for the size of the property.

Mr. Goodwin stated that he agrees with Mr. Amato.

Mr. Bishop stated that he thinks they have done a very good job with turning the garage around solving the problem with the driveway. As far as the character of the neighborhood he would have to agree with the neighbors to the south but to the north the home is huge, obviously it is on a much larger piece of property. As far as the character of the neighborhood an argument could be made either way.

Mr. Morris stated that the home is excessive for the lot size. The lot was never meant to have a full time residence.

Mr. Coriddi stated that he agrees the house is large for this lot.

Chairman Bentley stated that he thinks the house is not that big it is when you add the garage that it becomes large.

After discussing the application and reviewing the questions on the back of the application the following motion [attached hereto] was made: Chairman Bentley made a motion to deny the application as presented. Mr. Amato seconded the motion. Roll call was read with Bentley, Amato, Coriddi, Morris, Lonsberry & Goodwin voting AYE and Bishop voting NAY. Motion carried. 6-1.

Mr. Lonsberry made a motion to adjourn the meeting at 7:30PM. Mr. Bishop seconded the motion, which carried. unanimously.

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Michael Bentley, Chairman

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Sue Yarger, Secretary