



There will no longer be the retaining walls on each side. The proposed home would be quite an improvement visually and functionally. They will be raising the home about 2 ½ feet. The ridge of the home will be under the 26' height requirement. They are improving the side setbacks on the south side existing they are 10 feet and proposed they will be 10.5 feet. On the north side existing they are 3.9 feet and proposed they will be 8 feet. On the lakeside they will be at the 30 foot requirement. They are asking for a small variance on the roadside.

Mr. Bishop stated that as was explained it is the boards job to minimize the variances and asked if there is any way that they could minimize the current side yard setbacks.

Mr. Powell stated that the sunroom is narrow already. They would hate to make the living room any narrower. They think they are very reasonable in their request because it is to the eve of the house which is 12 feet. It is just the chimney and the steps to the sunroom that infringe further into the setback. They have tailored the interior to be mostly modest rooms.

Mr. Lonsberry stated that last month he expressed his concern about the increased size of the house over the existing house almost 600 feet. It looks now to be about 580 square feet larger. Is there any way to reduce that number?

Mr. Powell stated that there certainly is but it would be to the detriment of what they need for their house. We could take off a porch but all the other rooms are needed. "When we looked at the overall coverage of the lakefront part of the property we figured that the difference if you take into account walks and retaining walls for both scenarios we have a difference of 422 square feet. So it is definitely a difference but we have a sunroom now and a patio. So I think we did a good job at keeping the house modest."

Mrs. Grover stated that they have three children and this is their year around home.

Mr. Lonsberry stated that he understands their need for space. His concern is how is it going to impact the neighborhood.

Mr. Grover stated that both neighbors have offered letters of support.

Mr. Morris stated that on the plan there is a generator pad figured into the lot coverage but there is no A/C pad figured into the lot coverage.

Mr. Lonsberry asked if the A/C pad was included with the generator pad.

Mrs. Grover stated that she believes the A/C pad is included with the generator pad.

Mr. Morris stated that on the plan the existing garage and overhang is listed one square foot difference between the existing and the proposed.

Mr. Powell stated that they will have to correct that on the plan.

Mr. Bishop asked if they knew what the lot coverage was on the lake side of the property.

Mr. Powell stated that they calculated that to be 47%.

Mr. Bishop asked if that was stated somewhere on the plans.

Mr. Powell was on sure if this was listed on the plan.

Lot coverage was discussed. The lot coverage on the lakeside will need to be figured and shown on the site plan. The right of way should not be figured into the lot coverage.

Mr. Lonsberry adjourned the public hearing to be re-opened on July 20, 2023, at 7:00PM.

Application #23-071, Steve Horrocks, owner of property at 3727 County Rd 17, requests an area variance to build a 1207 square foot addition. The proposed addition does not meet the roadside setback.

Mr. Lonsberry opened the public hearing and the notice as it appeared in the official newspaper of the town was read.

Steve Horrocks was present and presented his application to the board.

Mr. Horrocks stated that they would like to add an addition to double the footprint of the house. The addition is proposed on the north side of the house parallel with the road at the same setback as the existing house. The septic system will be replaced. The gas line will be moved and come into the basement.

Mr. Bishop asked why he did not propose the addition further back from the road.

Mr. Horrocks stated that it would be too close to the back property line and it would make a long shotgun style house. It would also require quite a bit of remodeling on the inside of the existing house to get access to the addition.

Mr. Lonsberry asked why they could not move the addition back 15 feet.

Mr. Horrocks stated that it would make it awkward with the floor plan of the existing house.

Mr. Horrocks presented the floor plans to the board.

Mr. Morris stated that the setback is to the eaves of the house. On the plan the setback is to the footprint of the house.

Mr. Horrocks stated that the eaves will match the existing house which is 6 inches.

Mr. Lonsberry asked if there were any comments from the public. Hearing none, the public hearing was closed.

After discussing the application and reviewing the questions on the back of the application the following motion [attached hereto] was made: Mr. Morris made a motion to grant 16.5 foot variance for a 33.5' setback. Mr. Coriddi second the motion which carried unanimously.

Mr. Morris made a motion to adjourn the meeting at 7:56PM. Mr. Goodwin seconded the motion which carried unanimously.

---

Victor Lonsberry, Vice Chairman

---

Sue Yarger, Secretary