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deck to the cabin. Mr. Michalak said he had driven by and the shed is not readily visible from the road. Mr. Churchill asked if anyone wished to speak about the application.

Mr. Churchill motioned that due to the secondary issue of the cabin, the Snyder's application is tabled until Mr. Lawson has ample time to review the structure for compliance before addressing the variance for the shed. Mr. Barton seconded and the motion was carried unanimously.

#3. Craig A. Stevens requesting a Special Permit to place a 14x76' single wide trailer at property located at 3061 Open Meadows Rd., Specifically a 2.6 acre portion of 348.00-1-28.1 (old# 5-1-29.1).

Mr. Stevens said he would like to place a 1998 single wide manufactured home on a concrete pad with a block foundation and skirting. He said the home would be placed by a certified installer. **Section 629 and 630, Manufactured Home Standards, of the Zoning Code were reviewed to the board's satisfaction.** Mr. Lawson stated for the record that the home is in good condition and complies with HUD requirements. Mr. Churchill asked if anyone wished to speak regarding the application.

Mr. Komar motioned to grant the Special Permit request of Craig Stevens as outlined to place a 14 x 76' single wide manufactured home at property located at 3061 Open Meadows Road provided requirements of Zoning Code Sec. 629 & 630 are complied with. Mr. Adamson seconded and the motion was carried unanimously.

#4. Richard Todd requesting an Area Variance to build an addition closer to side setbacks than allowed in Zoning Code Sec. 407 at property located at 5838 Diffley Rd., specifically Sec. 382.00-1-26 (old# 14-1-37.2).

Mr. Todd said he would like to build a 16 x 28' addition to include a full basement, one bedroom and a bath onto his home. Mr. Lawson noted that the survey shows the existing home 38' from the property line and said the correct distance from the property line for the addition is 22' (25' is code) and not 18' as stated. Mr. Lawson said the application should be corrected and the relief requested be changed to 3'. Mr. Stapleton asked what the height of the structure is. Mr. Lawson said approximately 22' high. The septic system was discussed and Mr. Lawson said the Health Dept. would inspect it for capacity in relation to the new addition. Mr. Churchill asked if anyone wished to speak regarding the application.

Mr. Barton motioned to grant the Area Variance request of Richard Todd for 3' relief on the side setback of property located at 5838 Diffley Rd. as outlined in his application. Mr. Komar seconded and the motion was carried unanimously.

#5. Harold & Donna Wiggers requesting an Area Variance to build a garage closer to the road than allowed in Zoning Code Sec. 402 at property located at 4841 College St., specifically Sec. 384.15-1-45 (old# 33-1-4.1).

Mr. Wiggers said he would like to place a pre-built 12'x20' (original request was for 12'x26' shed) shed on skids 26' from the road edge. Mr. Wiggers said the shed would be close to his driveway for ease of storing his snow blower and other equipment. He said it would not be used for car storage. The structure is to be approximately 10' at the roof peak with a 7'x9' garage door. Mr. Stapleton requested the locations of the septic and water wells. Mr. Wiggers said the surveyor had erroneously shown his water storage tanks as the location for his septic which is actually on the west side of the house. He further stated there would be no electric and the structure would be sided with T-111 and painted to match the house. Mr. Churchill

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requested for the record that the application for the shed size be changed from 12x26' to 12x20'. There was general discussion of the character of the neighborhood. Mr. Lawson said homes/garages closer to the road than allowed by code are common in that area (many existed pre-zoning). Mr. Churchill asked if anyone wished to speak regarding the application. Mr. Wiggers said if they decided to install electric in the shed in the future they would inform the Zoning CEO and comply with code.

Mr. Churchill motioned to grant the Area Variance request of the Mr. Wiggers to locate a 12x20' shed on skids 26' from the road edge at 4841 College St. provided the following criteria are adhered to:

- **structure remain on skids and not be made permanent by adding a foundation**
- **structure be used only for storage and not as vehicle storage or habitable space**

Mr. Michalak seconded and the motion was carried unanimously.

Mr. Churchill adjourned the hearing at 8:45 PM.

Nancy Thomas – Town Clerk