



Mr. Don Spore, applicant, addressed the Board. Mr. Spore stated the existing garage is in poor shape and needs to be replaced. Mr. Spore stated he has invested in existing landscaping that includes a small pond with fish they constructed between the home and garage that he would not like to have to disturb.

Mrs. Pearl Spore, applicant, addressed the Board. Mrs. Spore stated she desired the new garage to be a better architectural match with the Victorian style of home and the increased height would be a better match.

Mr. Spore stated storage above the proposed garage is what is driving the height of the garage to the proposed height of 19 feet, as measured to the peak.

Mr. Lampe stated the Board has received a letter from the north property owner, who stated a concern over the reduced setback to the common property line and potential adverse affects to the health of the tree shared by the property owners. Mr. Spore stated for Mr. Lampe there are stakes in the corner to mark this property line.

Ms. Shea confirmed with Mr. Spore the landscaping that is present to between the garage and the house.

Mr. Lampe confirmed with Mr. Spore there is an existing 20 ft. by 24 ft. garage with a 12 ft. by 10 ft. addition located north of this garage.

Mr. Gidley confirmed with Mr. Spore the proposed new garage would be required to have new footings poured. Mr. Gidley also confirmed with Mr. Spore the result of a north property line setback would result in a shortened driveway and there is no real hardship for the owners to request this as a variance.

Mr. Spore confirmed for the Board a setback variance from the east property line from the required five foot setback is still desired as there is an existing poured sidewalk between the current garage and pond and landscaping that would need to be moved to accommodate this five foot setback. Mr. Spore also stated the existing gazebo to the west of the current garage is the area where socialization occurs with guests and this is desired to remain untouched with future construction as there was considerable expense undertaken to improve this area.

Mr. Lampe confirmed with Mr. Spore the proposed garage would have an entry door located on the west side.

Ms. Shea confirmed with Mr. Spore the existing garage does not have usable storage area above the garage and the proposed garage is sought to have storage above the garage and this is why the 19 foot height variance is being requested. Ms. Shea stated she does not believe desiring additional storage is a hardship under the Board of Adjustment guidelines for granting a variance. Ms. Shea also stated she does not support the larger garage, where there appears to be no practical difficulty in meeting the size requirements with this request.

Mr. Charlson confirmed with Mr. Spore the current private sidewalk along the west of the current garage is sought to be lined up with the proposed garage.

Mr. Charlson confirmed with Mr. Spore the proposed garage could be moved to the south and supports the request of an east property line variance due to existing



G. Adjournment:

Motion By: Shea

Seconded By: Brandt

That the Board of Adjustment meeting be adjourned.

Yes: 5

No: 0

Absent: 0

Meeting adjourned at 8:00 p.m.

Respectfully Submitted,

Ben Kohout, Secretary