

**MINUTES  
VARIANCE BOARD MEETING  
AUGUST 15, 2019**

The meeting was called to order at 7:30 a.m.

Present: Members: Christopherson, Denn, Johnson; Planner: Riedesel; Applicants: Christopher Ward.

**APPROVE AGENDA:** Denn moved approval of the Agenda as submitted. Johnson seconded. Ayes all.

**APPROVE MINUTES:** Denn moved approval of the Minutes of June 19, 2019. Johnson seconded. Ayes all.

**CHRISTOPHER & STEPHANIE WARD, 1548 Hennessey Vista – Request for a 22’ Right-of-Way Setback Variance to Allow a 10’ x 12’ Shed After-the-Fact:** Riedesel summarized the request to allow a shed which was placed 13’ from the Otter Lake Road right-of-way. A 35’ setback is required.

The shed was placed in the location to fit the yard layout. Mr. Ward had counted on the contractor to file for a building permit. No permit was applied for and the shed was placed in the current location.

Mr. Ward noted that there is a small area next to the deck which the shed could be relocated to but aesthetically it is not preferred. He also noted and showed photos of water in the rear yard which flows towards Otter Lake Road. He does not want to locate the shed in the drainage routes.

The shed is screened fairly well from Otter Lake Road by a new board on board fence.

Denn stated he could support approval of the variance as requested due to the practical difficulty related to drainage on the property which could negatively impact the neighborhood if the shed were relocated within the drainage way.

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Christopherson seconded the request for discussion.

Johnson noted that he agrees with the drainage concerns but does not support the variance as requested. He has denied building permits for similar requests. He prefers that the Town consider an amendment to the Zoning Ordinance which would make the location of this shed "legal". He noted that the Ordinance was amended several years ago which allowed 6' high fences from corner lots to be located along a right-of-way of Otter Lake Road.

The motion to approve the variance was supported by Denn and Christopherson. Johnson voted nay on the motion.

The meeting adjourned at 7:47 a.m.

Respectfully Submitted,

Tom Riedesel  
Planner