

Auburn Zoning Board of Appeals Meeting Minutes October 30, 2014

Roll Call

Full Members present: Bruce Richardson, Lane Feldman, Courtney McDonough, Michael Dixon; Presiding, Kenneth Sonagere, Elizabeth Shardlow, and Christopher Gendron.

Full Member absent: None

Associate Members present: Dan Curtis Jr.

Associate Members absent: Maureen Aube

Also present representing City staff: Eric Cousens, Deputy Director of Planning & Development.

Chairperson Dixon called the meeting to order at 6:00 pm and asked each Board member to state their name.

Minutes

A request to approve the September 11, 2014 meeting minutes was made by staff.

A motion was made by Ken Sonagere and seconded by Bruce Richardson to approve the September 11, 2014 meeting minutes as presented. After a vote of 7-0-0, the motion carried.

Chairperson Dixon mentioned how the last Zoning Board of Appeals meeting was a difficult one but said he was confident the Board did the right thing.

Public Hearings:

Variance Appeal of Melissa and Tobin White to reconstruct an existing structure at 64 Waterview Drive / PID # 266-016 without requiring that 50% of the structural members remain in place pursuant to Chapter 60, Article XV, Division 4, section 60-1187 and section 60-85. The proposal is in compliance with the standards for rehabilitation and less than 30% expansion of an existing structure; however, the existing construction is substandard and has deteriorated over time to the extent that saving the structural members is impractical.

Chairperson Dixon read into the record all of the items that were submitted by the applicant.

Robin Tannenbaum, Project Manager from Kaplan Thompson Architects and representative for Melissa and Tobin White explained the reasons for the appeal.

Eric Cousens presented the staff report.

Open Public Input

Lee Upton, owner of 51 Waterview Drive said he was happy with the situation and spoke in favor of the proposal.

A motion was made by Bruce Richardson and seconded by Elizabeth Shardlow to close the public input portion of the meeting. After a vote of 7-0-0, the motion passed.

A discussion ensued amongst the Board members regarding the proposed variance.

A motion was made by Elizabeth Shardlow and seconded by Kenneth Sonagere to approve the Variance Appeal of Melissa and Tobin White to reconstruct an existing structure at 64 Waterview Drive / PID # 266-016 without requiring that 50% of the structural members remain in place pursuant to Chapter 60, Article XV, Division 4, section 60-1187 and section 60-85 with the following Conditions of Variance:

- a. The new structure is set back as shown on the plans.
- b. Applicant must obtain certification from Lake Smart and submit reports to the City 5 years after a Certificate of Occupancy is issued and 10 years after confirming that Lake Smart elements are maintained.
- c. Proper erosion and sediment controls are used during construction.
- d. Property must be hooked up to City sewer prior to occupancy.

After a vote of 7-0-0, the motion carried.

ADJOURNMENT

A motion was made by Elizabeth Shardlow and seconded by Christopher Gendron to adjourn. After a vote of 7-0-0, the motion carried