

MINUTES
TOWN OF GORHAM ZONING BOARD OF APPEALS
August 15, 2019

PRESENT: Chairman Bentley Mr. Lonsberry
 Mr. Coriddi Mr. Amato
 Mr. Bishop

ABSENT: Mrs. Oliver

Chairman Bentley called the meeting to order at 7:00 PM and explained the process. Mr. Lonsberry made a motion to approve the minutes of the July 18, 2019, meeting. Chairman Bentley seconded the motion, which carried unanimously.

MISCELLANEOUS:

Application #19-103, Brad & Delores Kruchten, owners of property at 4124 Torrey Bch., requests an area variance to build a single-family home & deck. Proposed home & deck does not meet the north and south side yard setbacks, the rear yard setback, the front yard setback and exceeds lot coverage.

Scott Harter, Engineer was present to answer any questions the board might have.

The motion that was made last month had to carry by a majority plus one since it was denied by the county. Motion only carried by a majority.

The board discussed the application.

Mr. Lonsberry expressed that he has a concern with the distance between the proposed structure and the neighboring structure. Is there enough room for an emergency vehicle to get through there?

Chairman Bentley also expressed that this is his biggest concern.

There was also a lot of concern with the lot coverage calculations.

Mr. Harter presented a plan to the board that references the motion that was made at last months meeting that did not carry.

Mr. Coriddi stated that he agrees with Mr. Lonsberry and expressed his concern with the setback on the south property line.

Chairman Bentley made a motion to grant lot coverage not to exceed 50% on the lakeside of the property and not to exceed 45% total lot coverage. Therefore, removing the impervious stone that is on the non-lakeside of access to the house. A 9.9-foot

variance to the southeast corner for the construction of a southeast corner of a home as proposed to the northeast corner a 21.5-foot setback for an 8.2' variance. A 10-foot variance for a 5-foot setback on the northeast corner from the north property line to a 10-foot variance for a 5-foot setback to the northwest corner for the construction of a home not to exceed 32 feet in length including the eaves. A variance of 6.1 feet for an 8.9 foot setback to the southwest corner to a 10-foot variance for a 5-foot setback to the southeast corner for the construction of a 24' x 32' home as proposed. A variance of 7-feet for a 23-foot setback for the northwest corner of the house to the high water mark. A variance of 5 feet for a setback of 25 feet on the southwest corner of the home. A deck to be attached to the home on the lakeside where the northwest corner from the highwater mark must be 6.6 feet with a variance of 8.4 feet. The deck cannot exceed 25 ½' x 17 ½' with a 7.8-foot setback with a 6.2' variance at the southwest corner of the proposed deck. A 10-foot variance for a 5' setback from the south property line parallel to the deck and at no time should any portion of the deck come in contact with the highwater mark for a 10 ½ foot variance for the plan as shown in the proposed drawing 18717SP2 July 2018. No one seconded this motion. Chairman Bentley withdrew his motion.

Mr. Amato made a motion to deny the application. Mr. Lonsberry seconded the motion. Roll call was read with Amato, Lonsberry & Coriddi voting AYE. Chairman Bentley & Bishop voting NAY. Motion did not carry. (3-2).

Discussion on the application continued.

Mr. Amato expressed his concern with the number of variances being requested and the size of the variances being requested.

Mr. Bishop expressed that he was concerned with the lot coverage. If there was less of a footprint on the lot, there would be less variances.

Mr. Coriddi stated that he agrees. He asked how far the house to the south sets from the property line.

Jim Morse, Code Enforcement Officer stated the it sets 5 feet from the property line.

Chairman Bentley made a motion for a 32' x 24' structure or a residence with a 26' x 15' deck. Should not exceed that capacity. In the northeast corner must be 22.1 feet from the rear setback, allowing for an 8.9' variance. The southeast corner must be 23.8' from the rear setback, allowing for a 6.2' variance. The northeast corner from the side yard setback is to

be 5 feet for a 10-foot variance. The northwest rear corner should be at minimum of 5 feet for a 10-foot variance. The southwest of the front of the residence is to be 11.5 feet for a 4.5' variance. The northwest corner for a 5' setback for a 10' variance. The deck is to be attached to the front cannot exceed 15' x 26'. 15' to the lake 26' north and south. Lot coverage cannot exceed 45% on the lake side, total lot coverage cannot exceed 50%. Mr. Bishop seconded the motion. Roll Call was read with Chairman Bentley, Bishop & Coriddi voting AYE. Amato & Lonsberry voting NAY. Motion did not carry. (3-2).

Chairman Bentley stated that he will check with the availability of all the ZBA members and call a special meeting within two weeks to continue discussing this application.

Mr. Amato made a motion to adjourn the meeting at 8:00. Mr. Bishop seconded the motion, which carried unanimously.

Michael Bentley, Chairman

Sue Yarger, Secretary