

Zoning Board of Appeals

April 14, 2015 Village Hall

7:00 pm to 7:40 pm

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Members present: Sandy Bibeau, Faye Brittan, Richard Hustad, Guy Williams

Meeting called to order by Guy Williams.

Appoint Chairman of the Zoning Board of Appeals. **Motion by Richard Hustad to appoint Guy Williams as Chairman of the Zoning Board of Appeals. Seconded by Faye Brittan. All in favor. Carried.**

Variance Application #110:

Steve & Caroline Rediske are requesting a variance for 201 Main Street, to erect a business wall sign above the mark at 12 feet above the mean centerline street grade. 300-22 Sign Requirements C. (1)(a).

Steve & Caroline Rediske business owners of Basically Balsam, 201 Main Street presented information on a proposed wall sign to be located on the north side of their building facing the side street and visible from Main Street. Windows on that side of the building extend 5' to 11' and placing a wall sign below the windows would not allow it to be seen if cars are parked on the street. The bottom of the proposed sign would be at the 12' mark one foot above the windows; 4' x 8' in size is compliant with code; the top of the sign will be 16' from ground level. **Motion by Faye Brittan to approve Variance #110 as presented. Seconded by Sandy Bibeau. All in favor. Carried.**

Variance Application #111:

Larry & Kristi Waite, 216 Peterson Trail are requesting to demo cabin and replace with new home within the 75 foot front waterside lot line setback. 300-7 Waterfront Development. G. Height, Area & Setback. H.(1) Setback Exceptions (2)[2] Preexisting structures.

On September 9, 2014 Larry & Kristi Waite were granted a variance for this property to construct a new home not closer than 40' from the water at any point, not to exceed 26' in height and not to exceed 1100 square feet per floor. Property manager Al Granum explained the request for a new variance. The property is on a point with three sides water and an unbuildable hillside on the fourth. They cannot fit the desired home into the site previously approved. The revised building site is not as close to the water. They are requesting to build a new home with an approximate footprint of 2370 square feet. This home is positioned such that less than 1,000 square feet is closer than 75 feet from the normal high water mark. Discussion was held the constraints of the site and the portions of the new proposed house that were in the 40' setback area. Board members questioned the height of the structure and noted that the previous variance restriction of 26' in height and square footage was because of the close proximity to the water. No objections were received from neighbors. The Board went into deliberations. The variance application fee was discussed. **Motion by Sandy Bibeau to charge Waites the full zoning meeting fee of \$200.00. Seconded by Rich Hustad. All in favor. Carried.**

Motion by Rich Hustad to approve Variance #111 to build according to plans as presented with the structure not to exceed 35 feet in height. Seconded by Faye Brittan. All in favor. Carried.

Guy Williams requested the Board to consider changing the Zoning meeting night from the 2nd Tuesday to 2nd Thursday of the month. **Motion by Sandy Bibeau to have the Zoning Board meet the 2nd Thursday of the month. Seconded by Rich Hustad. All in favor. Carried.**

Motion to adjourn by Faye Brittan. Seconded by Rich Hustad. Carried.

Mary Kjeseth, Deputy Clerk Treasurer