

Members present: Roxanne Moore, Faye Brittan, Richard Hustad, Deb Johnson, Sandy Bibeau
Others present: Joyce Campagna, Jack Helmick, Dennis Brown

Meeting called to order by Chairman Roxanne Moore.

Variance #101 Joyce Campagna

Joyce Campagna is requesting a variance to construct proposed new home and garage at 412 Park Point Road within the 25 foot rear lot line setback. This request does not meet the zoning regulations: 300-7 Waterfront Development. G. Height, Area & Setback H. (1) Setback Exceptions.

The application was tabled from a previous Zoning Board of Appeals meeting on February 11, 2014. Board members requested a survey of the property be completed and reverse the house plan. A certified survey map was done and presented to the board for review. The changes presented to the board are: move the garage and house back to 17 feet instead of the proposed 10 feet. The placement of the garage in the new plans will make for a safer exit out of the property. The house will still be within the 75 foot water side set back except one corner of the house. The board members did not object to the 17 feet rear lot line setback. This will be a complete tear down of the existing cabin. Joyce stated that they will no longer have a basement walk out. She will make every reasonable effort to save the oak tree. The house will not be higher than 26 feet. They have gardens on the one side of the property for mitigation. The board suggested that they contact Polk County Land and Water for further mitigation on the other existing garden. The neighbors that were present were satisfied with the changes presented.

Motion by Faye Brittan to approve Variance #101 Joyce Campagna to construct new home and garage as presented, no closer than 17 feet within rear lot line setback at 412 Park Point Road, to make all reasonable efforts to save the oak tree, the house & garage will not be higher than 26 feet, to contact Polk County Land & Water for further mitigation suggestions. Seconded by Rich Hustad. All in favor. Carried.

Motion to adjourn by Deb Johnson. Seconded by Rich Hustad. Carried.

Lori Duncan, Village Clerk-Treasurer