

Zoning Board of Appeals
February 11, 2014 Village Hall
7:00 pm to 7:50 pm

Members present: Deb Johnson, Sandy Bibeau, Richard Hustad, Faye Brittan
Members absent: Roxanne Moore

Meeting called to order by Richard Hustad.

Variance Application #101:

Joyce Lee Campagna, 412 Park Point Road, Balsam Lake requesting a variance to construct proposed new home & garage within the 25 foot street rear lot line setback. 300-7 Waterfront Development. G. Height, Area & Setback H. (1) Setback Exceptions.

Joyce Lee Campagna presented information on the proposed construction and the need for a variance as the limitations the size of the lot presented. The new house will be compliant with the code regarding other setbacks, 75' from the front waterside and 10' side setbacks. The variance request is to allow the garage to be 10' from the street on the rear lot line setback. Board members reviewed and discussed the layout of the lot and the proposed building. Neighbors were in attendance. A letter from Karl Populorum, 415 Park Point Road stating concerns was read. Jack Helmick, 414 Park Point voiced concerns and objections regarding the placement of the garage so close to the street creating safety issues, and objecting to the removal of a mature oak tree located on Campagnas property. Dennis Brown, property owner across the street at 411 Park Point Road voiced concerns regarding the placement/location of the garage in regards to other driveways and the street.

Joyce Lee Campagna stated that she is in the process of having a survey of her property done and that it is delayed because of the volume of snow. It will be completed as soon as it is possible. Board members reviewed the lot dimensions and it appeared there may be an additional 7 feet in the depth of the lot, which may change the distance the proposed garage is from the street. Discussion was also held on the possibility of reversing the floor plan which would change the garage location and preserve the oak tree. It was agreed that a decision would not be made until a survey of the property was completed and other design options were explored.

Motion by Sandy Bibeau to table Variance Application #101 until a survey of the property is completed and house plans reversed. Seconded by Deb Johnson. All in favor. Carried.

Motion to adjourn by Deb Johnson. Seconded by Faye Brittan. Carried.

Mary Kjeseth, Deputy Clerk Treasurer