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TOWN OF CHARLOTTE
ZONING BOARD OF ADJUSTMENT
March 23, 2016

DRAFT

MEMBERS PRESENT: Frank Tenney, Chair; Jonathan Fisher, Andrew Swayze, Stuart Bennett, Matt Zucker.

ADMINISTRATION: Jeannine McCrumb, Town Planner / Zoning Administrator.

OTHERS PRESENT: Sean Flynn, Joe & Kathleen Carrara, David Desmet, Vince & Susan Crockenburg, Sam Pugliese

7:00 PM 16-08-ZBA Conditional Use Review for Joe & Kathleen Carrara for expansion of a nonconforming structure at 265 Inn Road.

7:20 PM 16-20-ZBA Conditional Use Review for Susan & Vince Crockenburg for expansion of a nonconforming structure at 1321 Thompson's Point Road.

CALL TO ORDER

Mr. Tenney, Chair, called the meeting to order at 7:05PM

16-08-ZBA Conditional Use Review for Joe & Kathleen Carrara for expansion of a nonconforming structure at 265 Inn Road.

Mr. Tenney introduced the application and swore in Joe & Kathleen Carrara, property owners and Sean Flynn of Silver Maple Construction.

Mr. Flynn gave a summary of the proposed project: Expansion of an existing porch located on western side of house. Porch will expand 10 feet to the west, and 5 feet to the south. A portion of the interior of the house will also be converted to outside porch. A new chimney / outdoor fireplace will be also be constructed.

Mr. Tenney asked about siding and Mr. Flynn explained that it would be cedar shingle to match existing house.

Mr. Fisher asked about access for construction. Mr. Flynn explained that he proposed to enter from the north rather than disrupting neighbor's property.

Mr. Fisher reminded staff and the Board of need to continue the hearing due to publishing error by The Citizen. Ms. McCrumb explained to the applicants that the notice was not published as requested. She had proposed to the Board to continue the hearing for purposes of adequate notice only. She did not anticipate additional testimony as notices had been posted and mailed to adjoining landowners. Ms. Carrara asked if they needed to be present at the continuance and Ms. McCrumb replied yes and participation via telephone was acceptable.

Motion by Mr. Fisher to continue 16-08-ZBA to 4/6 at 7:40PM. Second by Mr. Zucker. Vote: 5-0 in favor.

Mr. Bennet asked Mr. Desmet if he had any concerns with proposed construction and Mr. Desmet replied not as proposed.

52 **16-20-ZBA Conditional Use Review for Vince and Susan Crockenburg for expansion of a**
53 **nonconforming structure at 1321 Thompson's Point Road.**

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55 Mr. Tenney introduced the application and swore in Vince & Susan Crockenburg, property
56 owners and Sebastian Pugliese, project architect.

57

58 Mr. Pugliese summarized the project. The applicants are going to remove the existing garage that
59 is attached to a barn on adjacent property and replace it with a freestanding structure that will be
60 roughly 1-1.5' away from barn. The new garage will be 14.5' in height.

61

62 Mr. Fisher asked if the 1-1.5' distance was measured from roof overhang to which Mr. Pugliese
63 replied yes. The walls of the garage will actually be about 3' from barn. Mr. Fisher asked if the
64 southeast corner of the new garage was located on the lot line so that the 22' length of the garage
65 could be achieved. Mr. Pugliese replied yes but added that would not be situated on line but just
66 inside on Crockenburg's property.

67

68 Mr. Tenney asked for change in lot coverage associated with new building. Mr. Pugliese
69 calculated the existing garage as having a 282 square foot building footprint and the new structure
70 will have 331 square feet (+17%).

71

72 Mr. Swayze asked the Board if they were concerned that this is not actually movement of an
73 existing structure but rather rebuilding. Mr. Pugliese indicated that in his experience, other towns
74 had reviewed in a similar fashion. No other Board members voiced concerns with the proposal to
75 rebuild versus moving or altering.

76

77 Mr. Fisher asked if the overhang would extend onto neighboring property. Mr. Pugliese said that
78 was not his intent and that he was amenable to a condition that this not occur. Mr. Fisher asked if
79 the Garrett's had any concerns with the proposal. Ms. Crockenburg said not to her knowledge.
80 She added that Frances Foster indicated she had no concerns. The Eastman's would not be
81 affected per Ms. Crockenburg.

82

83 Again, the Board and staff discussed the publishing error and need to continue the hearing.

84

85 Motion by Mr. Swayze to continue the hearing to April 6, 2016 at 7:45PM. Second by Mr.
86 Zucker. Vote: 5-0 in favor.

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88 Mr. Tenney closed the hearing at 7:40PM.

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91 *Minutes respectfully submitted by Jeannine McCrumb, Town Planner / Zoning Administrator*

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