

Planning and Zoning Minutes
May 8, 2012

Committee Members Present: Shannon Eachus, Jack Fairfull, Phyllis Brooks Collins, Dave Van Kavelaar

Signed in Guests: Linda Vanderwende

The meeting was called to order at 1940. The minutes (in hard copy form) of the April 10, 2012, meeting were presented to attending members. A motion to accept the April minutes was made and unanimously approved.

Old Business: None.

New Business: A variance request has been submitted by renter Linda Vanderwende pertaining to a proposed addition to the home at 311 West 3rd Street currently owned by Carl and Elizabeth Jones. It is our understanding that Ms. Vanderwende is in the process of purchasing the home from the Jones'.

The proposed addition is a 6 foot by 18 foot deck with railings and an overhead roof. The south side of the existing home does not conform to prescribed set back limits (25 feet) and is currently 8.5 feet from the edge of the side walk. The requested variance is for the additional 6 foot width of the proposed deck to be constructed to the south with the southern most edge of the deck terminating 2.5 feet shy of the edge of the West 3rd Street sidewalk. Also, Ms. Vanderwende may opt to have the stairs constructed on the south side of the deck as opposed to the west side as shown on the SURVEY PLAN that was provided in the information packet. Assuming an 11 inch tread for the two stairs shown on the plans, the edge of the bottom step would be 6 to 8 inches from the edge of sidewalk should stair construction be approved for the south side of the deck. The proximity of the edge of new construction to the edge of sidewalk is similar or equal to the proximity of porches to sidewalks of homes on West 3rd and Mechanic Streets.

The dwelling is a modest, well maintained structure and Ms. Vanderwende plans to add new siding and a new roof system subsequent to the final settlement between herself and the Jones'. Although currently renting, she has been undertaking some pleasantly appearing horticulture projects which is a sign of community pride. The Planning and Zoning Board unanimously agreed to recommend to the Board of Adjustment that Ms. Vanderwende's request for the variance be granted.

We note that the validity of the September 4, 2007 SURVEY PLAN general notes, number 2, states: "Certifications for this plan and the copies of this plan are valid only if they bear the impression seal and signature of the license land surveyor named below". On our provided copy of the SURVEY PLAN, there is no signature or professional seal impression.

Having no further business to conduct, a motion to adjourn was made, was passed, and Shannon adjourned the proceedings at 2040.

Respectfully submitted,

David Van Kavelaar
Planning and Zoning Board