

# Town of Horicon

## ZONING BOARD OF APPEALS

### Minutes of May 24 2011

**Members Present:** Gary Frenz, Priscilla Remington, Curt Castner

**Members Absent:** Cheryl Erickson, Jim Steen, Alternates Thad Smith and Dan Smith,

**Others Present:** Planning Board Member: Matt Simpson, Town Board Member Bob Olson

**Guests Present:** Tom Johansen, Arthur Dombrowski, Scott Olson

#### **Pledge**

Regular Meeting called to order by Chairman, Gary Frenz. Priscilla Remington made a motion to accept the minutes as submitted 2<sup>nd</sup> by Curt Castner. All Ayes

Gary Frenz stated that he would like to send a letter to the Town Board to replace Dan Smith as an Alternate as he has not attended a meeting in approximately six months.

#### **PUBLIC HEARING:**

**File # 2011-05 Tax Map 72.13-2-32 David Betts** seeking a 17' front-yard setback variance and a 6' side-yard setback variance to build a 2-story addition and replace deck with screen porch/deck combination on parcel located 7024 State Rte 8. David Betts explained that he would like to build a family room and a master bedroom addition that would not be any closer to the side-yard than what exists, continuing the same line of the house, replace the front deck with a screen porch extending the deck over the front of the house. Bob Olson stated that he is a Town Board member but was here speaking as a neighbor to the Betts and does not represent the Town Board at this meeting, stating that he is support of the project. Arthur Dombrowski stated that he supports the project and there will be no adverse effect on the neighborhood. Being no further comments or questions, Priscilla Remington made a motion to close the public hearing, 2<sup>nd</sup> by Curt Castner. All Ayes.

#### **UNFINISHED BUSINESS:**

**File # 2011-05 Tax Map 72.13-2-32 David Betts** seeking a 17' front-yard setback variance and a 6' side-yard setback variance to build a 2-story addition and replace deck with screen porch/deck combination on parcel located 7024 State Rte 8. The board reviewed the criteria: 1) There will be no undesirable change to the character of the neighborhood or detriment to nearby properties: There are many one and two story homes in the area, the addition is to the rear of the property, there will be no visual effects on the neighbors, the addition is no closer to the side-yard then what currently exists. 2) The benefits sought by the applicant could not be achieved by any other means as this is a minimal expansion changing the deck to a screen porch using the same footprint and the deck extension over the garage is minimal in size . The two-story addition in the rear will not encroach on the side-yard setback any further than what exists and minimal in size. 3) The requested variance is somewhat substantial but the addition is not extensive. 4) There is no effect or impact on the physical or environmental conditions in the neighborhood as the septic is new (Norwecco), the size will be in keeping with the neighboring properties. 5) The alleged difficulty was self created. The requested variance is the minimum variance necessary as it will not encroach any further than what exists. Priscilla Remington made a motion to approve the 17' front-yard setback variance and the 6' side-yard setback variance, 2<sup>nd</sup> by Curt Castner. All Ayes.

#### **BOARD PRIVILEGE:**

Bob Olson stated that he has scheduled a education forum if a member is interested.

There being no further business before the board, Chair Gary Frenz adjourned the meeting at 7:30 PM

Respectfully Submitted.  
Christine Smith-Hayes, Secretary