

Bethel Development Review Board
Tuesday, June 3, 2014
Minutes of Meeting

Board Members Present: Eric Benson, Keith Bollman, Penny Griffin, Ruth Clough

Public Present: None.

The meeting was called to order at 7:10 PM.

A public hearing was opened for a request from William and Michelle Grussinger for a varriance of setback requirement for the constrction of a carport on the property located at 252 Sand Hill Road. The property is in the Village Residential District with a setback requirement of 25 feet. The applicants wish to construct a carport located 5 feet from the northerly boundary of their property and approximately 59 feet from the center line of Sand Hill Road. There being no one present at the meeing representing the applicants, Board Chair Benson conducted a phone interview with Mrs. Grussinger to clarify some of the particulars of the structure. The applicant reported that the strucure will be of wood frame construction with concrete footing foundation, appriximately 22' x 25' in size and an, as of yet, unknown roof structure. There may or may not be lighting on the front (street end) of the carport. The applicant also confirmed that the newly constructed privact along northerly property line is owned by her and her husband.

The Board reviewed the criteria in Section 603 (Variances). After some discussion by the Board, a motion was made by R. Clough and seconded by K. Bollman to approve the variance of setback request with the following conditoins:

- 1) Pending confirmation of notice of all abutting land owners;
- 2) That the structure be a one story structure no more that 22 feet by 25 feet in size with a maxmum of 8 feet side walls;
- 3) The roof structure be designed so as not to shed snow beyond the property boundary.

The motion passed by unanimous vote.

The board then reviewed the minutes from the October 15, 2013 .meeting. The minutes were accepted as ammended.

The meeting was adjourned at 8:10 PM.

Respectfully Submitted,

Eric Benson