

**LOWELL BOARD OF ZONING APPEALS MEETING
JUNE 12, 2014**

Chairman David Shilling called the meeting to order at 6:30 PM. The Pledge of Allegiance was recited. Recording Secretary Dianna Cade called the roll. Members answering the roll call were David Shilling, Chad Evenhouse, James Konradi, Richard Kelley, and Sean Brady. Also present were Town Attorney Nicole Bennett, Planning Consultant Jim Mandon, Building Official Tom Trulley, Department of Public Works Director Greg Shook, and three citizens.

APPROVAL OF MINUTES

Mr. Kelly made a motion to approve the February 13, 2014 regular meeting minutes, seconded by Mr. Evenhouse and carried by voice vote.

PUBLIC HEARING

Lisa Humphrey #14-003 302 N. Burr St.

Mr. Shilling stated the petition as listed. Mr. Shilling asked Mr. Trulley what the ordinance states. Mr. Trulley stated the proposed new garage is 697 sq ft. Mr. Trulley stated he is exceeding what he is allowed, you are allowed a total of 900 sq. ft. He stated the resident is at 880 sq ft currently, he is asking for roughly an additional 500 sq ft more than what is allowed. Mr. Trulley stated the lot size is larger than normal. Mr. Shilling stated that side of the property is very close to the neighbors, he asked if the neighbors had been notified and if they had made any comments. Mr. Trulley stated all the adjacent neighbors were notified. Mr. Shilling asked if there was anybody there to represent Ms. Lisa Humphrey. Mr. Michael McBride approached the podium and stated that he was Lisa's husband. Mr. Shilling asked the petitioner if he had any comments he would like to make to the Board. Mr. McBride stated that he outgrew his other garage and has an automobile that he is restoring and needs the additional storage and space to work on the car. He stated that he believes this would be an improvement to the neighborhood. Mr. Shilling asked Mr. McBride if he is extending the concrete or putting in asphalt. Mr. McBride stated that it is going to be on his existing pad and there will be a ten foot concrete runner. Mr. Shilling asked if anyone on the Board had any comments or discussions. Mr. Kelly stated that he went over to the property and measured the existing garage. He measured it at 22x30 which is a discrepancy from the application that was filled out. Mr. Trulley stated that the numbers on the application are from the Lake County Assessors office. Mr. Kelly stated that the parcel is almost an acre, he feels there is enough lot to accommodate another structure. Mr. Shilling asked if anyone from the staff had any questions. Mr. Mandon asked Mr. McBride if the exterior of the new structure was going to match the existing house. Mr. McBride stated that it would. Mr. Mandon stated that should be in the motion if the variance was approved. Attorney Bennett asked the petitioner to state his name for the record. Mr. McBride stated his name was Michael McBride and explained that his wife choose to keep her maiden name when they got married.

Mr. Shilling opened the public hearing. With no one to speak for or against the petitioner, the public hearing was closed. Mr. Shilling asked the Board if they had any more comments or questions.

Mr. Shilling asked for a motion to approve the variance with the stipulation that the exterior of the new structure matches the color and style of the house. Mr. Kelly moved to grant the variance. There was a discrepancy in the amount of square footage that Mr. Kelly recited. Discussion followed on the amount of square feet that was requested. Mr. Trulley confirmed that amount requested was 500 sq. ft. Mr. Kelly corrected his motion, to grant variance of 500 additional square feet with the stipulation that the new structure matches the existing structure. Motion was seconded by Mr. Brady and carried with a roll call vote. Two of the Board members abstained due to conflict of interest, the three other members voted in favor.

PUBLIC COMMENTS

ADJOURNMENT

With no further comments or questions Mr. Konradi made a motion to adjourn the meeting at 6:41 PM, seconded by Mr. Kelley and carried by voice vote.

David Shilling, Chairman

James Konradi, Secretary