

Case # 494

December 18, 2017

APPROVED 1/22/2018

Alan Brooks requests a variance concerning 4.2 for a deck and a storage shed within setbacks.

Bob, Alicia, Tom and Mark were present.

Mark read particulars of the hearing.

Mr. Brooks presenting: His lot is 185' long and 38' wide at one end and 85' at other end. Not much room to do anything. Just bought the property about a month ago. He would like 1 12' x 16' deck towards the water, a 12'x 12' storage shed and a privacy fence on one side of the lot.

Mark asked if there would be lights in the shed? No, it's just for equipment.

There is a small existing deck on back of house the new one will be built next to it with the privacy fence along the side of the deck. See sketch in file.

The end of the deck will be about 6' to 7' from existing granite steps, about 20' from water line.

He will need a shoreland permit for the deck. Code office Jack Parsons said he would not need one for the shed.

He just purchased the property and has talked to the abutters about this.

The shed will be stick built, it will help improve the looks of the property by being able to store lawn mower etc inside. The property is very small, ¼ acre and close to the road.

The board had no other questions so proceeded with the 5 criteria.

1 Contrary to public interest. The felt there was no harm, no lights in shed and deck is on the back side.

2 Spirit and intent observed. Yes, shed cleans up the clutter. Deck is out of site.

3 Justice served. Yes, not unusual for a deck shed.

4 Surrounding property values diminished. No

5 Hardship. Yes because of the lots size and this is a reasonable used.

Bob moved to grant the variance for the deck and shed. Tom 2nd. All were in favor.

Hearing adjourned.

Case # 491 and #492 Minutes: Mark moved to approved as written. Alicia 2nd. All in favor.

Jackie Rollins, Secretary