

Village of Caledonia Zoning Board of Appeals
Meeting Minutes for August 18, 2016
Ingraham Public Hearing

Members Present:

Steve McIlwaine, Kelley McClenney, Bob Middleton, Bill Hughes, Patrick Talty

Also Present:

Dan Gocek, Attorney

Karen Ingraham

The meeting was opened at 7:00 pm with the Pledge of Allegiance.

The Public Hearing with the purpose of reviewing an area variance at 3084 McKenzie Place was opened.

The addition at this address would be 24' x 29' with a 13' garage. The rest of the addition is to be used for living space.

The board reviewed the criteria for an area variance.

1: Is it an undesirable change?

No

2: Is there an alternative to the variance?

Could you change the dimensions or relocate the addition?

No, this would not be possible, especially with the location of the septic tank.

3: Is this a substantial request?

There is an 8' requirement, but there is 3.5' of available space.

There is a fence that will be removed for easier access.

4: Is there a negative environmental impact?

No. There will be gutters on the east side. The ridge will run north-south.

How will runoff affect neighbor?

5: Is this a self-created difficulty?

No. This is a small lot and the home was not purchased with the intention of constructing an addition.

Wanting an addition doesn't create a difficulty.

A motion was made by Patrick Talty, seconded by Kelley McClenney, to grant the variance.

Aye: Steve McIlwaine, Kelley McClenney, Bob Middleton, Bill Hughes, Patrick Talty

Nay: None

Abstention: None

A motion was made by Patrick Talty, seconded by Kelley McClenney, to close the hearing at 7:15 pm.

Aye: Steve McIlwaine, Kelley McClenney, Bob Middleton, Bill Hughes, Patrick Talty

Nay: None

Abstention: None

A motion was made by Bill Hughes, seconded by Kelley McClenney, to adjourn the meeting at 7:20.

Aye: Steve McIlwaine, Kelley McClenney, Bob Middleton, Bill Hughes, Patrick Talty

Nay: None

Abstention: None

Elizabeth Dietrich

Zoning Board of Appeals Secretary