

APPROVED
LAKE GEORGE VILLAGE ZONING BOARD MEETING
JULY 20, 2010 - 7:00PM
VILLAGE ADMINISTRATION BUILDING
26 OLD POST ROAD - LAKE GEORGE, NY

BOARD MEMBERS PRESENT:

Ron Mogren - Chairman, Dick Butler, Virginia Henry, and Kevin Merry

BOARD MEMBERS ABSENT:

OTHERS PRESENT:

Doug Frost (Enforcement Officer), Carol Sullivan (Secretary), Jim Blau

Chairman Mogren called the meeting to order and opened the public hearing at 7:04 PM for the following application. Ron noted there was no public attendance.

TAX MAP: 251.10-3-61

OWNER/APPLICANT: JAMES BLAU

ADDRESS: 1 SCRIMSHAW LANE – VACANT LOT

ZONE: SINGLE FAMILY RESIDENTIAL

AREA VARIANCE APPLICATION # 0948 – MODIFICATION

PREVIOUSLY APPROVED

Motion

Application approved as presented. The required side yard setback is 15 feet. Applicant is granted relief of 1.3' for the corner of a rear screened porch resulting in a side yard setback of 14.7 feet at that corner. The required rear yard setback is 20 feet. Applicant is granted relief of 3' for the corner of the garage resulting in a rear yard setback of 17 feet at that corner. The required front yard setback is a minimum 10 feet. Applicant is granted relief of 4 feet for the main house overhang resulting in a 6 foot setback for the area of the overhang. Applicant is also granted relief of 1 foot for the area of the screened porch which projects to the front yard resulting in a setback of 9 feet in that area.

MODIFICATION

Rear yard – Setback requirement is 20 feet.

The variance will grade from the NW corner of the garage to the SW corner as follows:
19.22' setback. Seeking relief of .78'

13.06' setback. Seeking relief of 6.94'

8.69' setback. Seeking relief of 11.31' (Applies to the corner of the garage on the southern side.)

15.91' setback. Seeking relief of 4.09'

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Side yard – Setback requirement is 15 feet.

The variance will apply to the SW corner of the deck and the SW corner of the screened porch.

12.34' Setback. Seeking relief of 2.66' (deck).

12.10' Setback. Seeking relief of 2.9' (screened porch).

NOTE – front yard variance previously granted is NOT changing - The required front yard setback is a minimum 10 feet. Applicant is granted relief of 4 feet for the main house overhang resulting in a 6 foot setback for the area of the overhang.

At tonight's meeting Ron Mogren expressed concern that perhaps the house is too large for the lot. Jim Blau explained that the Association by-laws require each home to have a two car garage and because of that he's seeking a variance. Jim explained that the original variance he sought was based on a 1983 plot plan. Jim and his builder discovered when reading the by-laws that the road was moved over 10 feet taking 10 feet from the lot. In the by-laws there is a description entitled "Revised Grading Plan", however, the deed does not show that the road was moved 10 feet.

MOTION: Noting there was no public attendance Ron Mogren made a motion to close the public hearing.

MOTION 2nd: Ginny Henry

Ron Mogren	Dick Butler	Virginia Henry	Kevin Merry
Aye	Aye	Aye	Aye

Ayes = 4 Nays = 0. Motion carried.

Findings of fact remain the same as stated at the November 4, 2009 meeting.

MOTION: Ron Mogren made a motion to accept the modification the previous variance based on the setbacks stated in the agenda (restated above as "Modification") and new material provided.

MOTION 2ND: Ginny Henry

Ron Mogren	Dick Butler	Virginia Henry	Kevin Merry
Aye	Aye	Aye	Aye

Ayes = 4 Nays = 0. Motion carried.

Motion by Ron Mogren, seconded by Kevin Merry and carried unanimously to adjourn at 7:30 PM.

Respectfully submitted,
Carol Sullivan
8/3/2010