

TOWN OF BELGIUM
BOARD OF APPEALS
October 9, 2013

Call to Order: A meeting of the Board of Appeals of the Town of Belgium was held on Wednesday, October 9, 2013, in the Town Hall at 814 Main Street, Belgium. Chairman Alvin Schueller called the meeting to order at 7:00 p.m.

Also Present: Al Weyker, Gerry Gantner, John Bowers, Jeff Coeur, Charlie Parks, Ginger Murphy, Nick Blavat, and Mike Bahr.

Bahr Variance Request: Mike Bahr, 2690 Jay Rd, request to extend an existing shed closer than the 75' setback required by Zoning Ordinance Section 3.6 F. Mike explained that he is asking to add 50' to an existing 48' shed. The existing shed is on an angle with the closest corner 38' from road centerline and his proposed 45' x 60' addition will be 34' from road centerline at the closest corner. The existing building was built in 1968. Charlie referred to Zoning Ordinance Section 7.3 Structure which encroach up on setback ... but may be structurally altered as long as they do not create a greater encroachment. The original building did not meet setbacks when it was built. Al Weyker suggested that the Plan Commission should re-evaluate the setbacks for farmland. Mike stated the building is not going to affect the road and Al reiterated that the Board must uphold the ordinance and uniformity throughout the Town. Charlie's opinion is that agriculture is the best use of the land, but the building isn't going to work. Maybe he could put an angle on the new building but do not bring it closer to the road. Al Weyker recommended he construct the building parallel but not closer to the road. Jeff Coeur stated Mr. Bahr's hardship is the wall built for the hay. Motion by Weyker to grant the variance under the special circumstance that this will be adding to an existing building and it will follow the existing building and the hardship would be that there is no other place to expand the barn without disrupting his farming operations. The building makes sense to be there due to the location of other structures involved in the farming operation. Second by Gantner; motion carried unanimously.

Christopher Variance Request: Nick Blavat, agent for Doris Christopher, 6438 Silver Beach South, variance request to construct a pool house for mechanical equipment and dining pergola in the side yard whereas Zoning Ordinance Section 5.2 F requires accessory structures in the street yard of lots abutting a lake. There are wetlands in the street yard of the property. The poolhouse is not in a floodplain but there are water issues and the mechanicals need to be kept dry. The poolhouse will be 10' in height. John asked about the neighbors and Nick stated that the neighbor to the south is excited about the construction. Charlie doesn't have a problem with it. The PC should exempt swimming pools from the shorland area. It's where they should go. This particular lot is 200' and Al would be concerned if it were one of the 75' lots. Motion by Bowers to approve the variance, second by Weyker, Unanimous

Adjourn: Meeting adjourned at 8:02 p.m.

Respectfully Submitted
Ginger Murphy, Clerk