Robert C. Crawford, Supervisor Robert D. Buechler, Clerk George Wells, Treasurer



Adam Armbruster, Trustee Scott Bradley, Trustee Linda Bruckner, Trustee George Kish, Trustee

TO: Zoning Board of Appeals Members MEETING DATE: Tuesday, September 17, 2024

LOCATION: 4552 Lakeshore Road **PARCEL #**: 74-20-015-3002-000

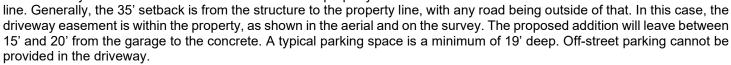
ZONING: R-1A Single Family Residential **MASTER PLAN:** Single Family Residential

OWNER(S): Lakeshore Cottage FG LLC APPLICANT(S): John D. Adair

Request: 8' west side yard setback variance, a 1' north front yard setback variance, and a Class A Designation for a proposed addition to the existing attached garage.

Findings of Facts:

- -This parcel is a lawfully existing conforming unplatted lot.
- -This property is not within a High-Risk Erosion Area.
- -The structure is not within a Special Flood Hazard area, FEMA FIRM 07/19/2022, Panel 0237E.
- -The lot width is 112' and exceeds the minimum required 75'.
- -The home is estimated to have been built in 1957 and currently exceeds all setback requirements.
- -No hardship has been demonstrated.
- -The property to the east has a fence, and the proposed addition will limit access to the rear yard on the east side.
- -The roadway is a shared easement and is within the property



Location	Required	Proposed	Request
Front/North	35'	34'	1' north front yard setback variance
Side/East	10'	2'	8' east side yard setback variance

Reasons for Decision:

- -A request may be **granted** upon findings that:
- (1) Continuance thereof would not be contrary to public health, safety, or welfare.
- (2) The structure does not and is not likely to significantly depress the value of nearby properties.
- (3) The use or structure was lawful at the time of its inception.
- (4) No useful purposes would be served by strict application of the provisions or requirements of this chapter with which the use or structure does not conform.
- -A request may be **denied** upon finding that:
- (1) Public services cannot be adequately provided; i.e. water, sewer, gas, electric.
- (2) The proposed construction could hinder public safety response and put the property and surrounding properties at additional risk.
- (3) A hardship (non-financial in nature) or practical difficulty (such as a natural feature of the land) has not been demonstrated.

Contacts/Communications/Correspondence:

No correspondence has been received.

Recommendations:

- -The building official recommends approval with the condition that one-hour fire rating materials be used on the new construction.
- -The department of public works recommends approval with no conditions.
- -The fire chief recommends approval with no conditions.

