

CITY OF SYLVAN LAKE
ZONING BOARD OF APPEALS
JANUARY 8, 2014

A Meeting of the Zoning Board of Appeals, was held on Wednesday, January 8, 2014, opening at 6:08 p.m. at the Sylvan Lake City Hall, 1820 Inverness, with Vice-Chairman Menuck presiding.

Present: Ash, Harrop, Holly, MacGillis, Menuck
Absent: Galacz

Also Present: City Manager Martin and Clerk Dryden

APPROVAL OF AGENDA

Moved by MacGillis, seconded Holly, to approve the Zoning Board of Appeals Agenda for January 8, 2014, as presented.

Yes: All
No: None

MOTION CARRIED

VARIANCE REQUEST

Z-001-14

Property: 1987 Woodland Parcel: 18-01-183-009
Petitioner: Jack Webb
Zoning Ordinance Sections: 78-297(a)(j) Maximum Lot Coverage

In accordance with the provisions of the Zoning Ordinance, a Public Hearing was held by the Zoning Board of Appeals at the request of the petitioners, to grant a variance from the zoning ordinance to allow the construction of a deck on the rear of the house at 1987 Woodland.

All property owners within 300 feet of the parcel in question having been duly notified of the hearing and the hearing published as required by PA 110 of 2006; Vice-Chairman Menuck opened the hearing. Proof of mailings and required proof of application are in the file.

Martin asked if the board understood his review he wrote up for them. They board agreed they did.

Brandon LaCourciere, Architect for property owner Jack Webb, stated they are trying to create an ADA accessible deck to quickly exit or enter the house, both safely and securely. MacGillis asked why the deck wasn't included in the plan when they first started. LaCourciere stated they did, but had some setbacks with permits being issued and waiting to get footings in. MacGillis clarified then the plan was always to get a variance. LaCourciere stated that is correct. Holly asked if Mr. Webb has disabilities. LaCourciere replied, Mr. Webb doesn't but his mother visits often and she does. Ash asked if the original plan submitted included this deck and it was

denied. LaCouriere stated that is incorrect. They applied for the deck after the house addition was submitted. Martin interceded and stated the original plan did have the deck that said "future deck." Martin told them it didn't meet the lot coverage requirements and it needed to be removed. LaCouriere wasn't aware of this. A revised plan was then submitted that didn't include the deck. LaCouriere apologized, he didn't realize this. Ash feels it is self created. LaCouriere clarified he was going to ask for a variance regardless. The door walls were needed for safety reasons.

Vice Chairman Menuck opened the meeting to the public.

Jack Webb, homeowner, stated the plan was originally designed with the deck and he knew of no difference. He is not sure where it got messed up.

Martin stated there were no objections to the variance sent in.

MacGillis questioned how much room they have left for building. Martin explained right now the existing house with the addition is at the maximum allowable, within a few square feet.

Ash has a problem with them knowing the problem existed before starting construction. She feels the addition should have been modified to accommodate this. LaCouriere stated they wanted the third bedroom and needed an exit because the only other exit out back is in the kitchen, which is quite a distance away. Ash still sees it as self created.

Martin pointed out the indoor/outdoor fireplace was designed for a deck height. They could do a lesser variance as an alternative. LaCouriere stated they could revised the size and only need a five percent variance instead of seven.

Menuck doesn't know how they will get around it was self created.

Moved by MacGillis, seconded Ash, to deny the variance request at 1987 Woodland because it was self created.

Yes: Harrop, Holly, MacGillis, Menuck, Ash
No: None

MOTION CARRIED

ADJOURNMENT

Moved by Holly, seconded Ash, to adjourn the meeting.

Yes: All
No: None

MOTION CARRIED

The meeting adjourned at 6:29 p.m.

Patty Harrop, Secretary

Dennise Dryden, City Clerk