

**TOWN OF BELGIUM
ZONING BOARD OF APPEALS MINUTES
July 7, 2021**

Call to Order: Chairperson Al Weyker called the Board of Appeals Hearing to order at 7:00 pm.

Present: Also present were Board of Appeals members Jim Hubing, John Bowers, John Riordan, Gerald Gantner and Janice Poss, Zoning Administrator Charlie Parks, Secretary Ginger Murphy, Mark Anderson, and Matt Manzeck.

Anderson Variance – Setback: Matt Manzeck presented plans to construct a 1,929 sq. ft. home at 5652 Cedar Beach Ln (tax key 02-057-0010.001) with a variance of 12 ft. from the north and south lot lines. Zoning Ordinance requires 15 ft. The original cottage was removed by a previous owner, and an existing garage is on the west side of the road. Setback variances are typical of these former cottage properties. The property was developed before County shore land regulations were put in place. County regulations require 75 ft. from the high water mark, but due to the fact that homes on both sides of the subject property do not meet the required setback, and only four of the 15 homes on the road meet those setbacks, the County has issued the required permits for construction of the new home. Al Weyker asked if the home could be built to meet the ordinance to which Matt Manzeck replied yes. Tom Winker asked the Board of Appeals to consider a solution. Charlie Parks reviewed Town of Belgium Zoning Ordinance requirements, and it was determined the project is consistent with other homes in the area, will adhere to permitted uses only, the dimension of the property creates exceptional circumstance, and is in line with preservation of property rights without detriment to surrounding properties.

Plans also illustrated an addition of the existing garage which will meet setbacks. Mr. Anderson confirmed the garage addition will not be serviced with a septic system, and the structure will not be used for rental habitation.

Eighteen notification letters were sent to neighboring property owners with one reply. Mr. William Furse, abutting property owner, wrote in support of Mr. Anderson's request.

Motion Bowers/Riordan to approve the variance request, and all voted in favor; motion carried.

Adjourn: Motion Riordan/Bowers to adjourn at 7:43.

Respectfully Submitted,
Ginger Murphy, Town Clerk