HAMLIN ZONING BOARD OF APPEALS AGENDA
Tuesday, February 16, 2021
7:30 pm

The regular scheduled meeting of the Hamlin Zoning Board of Appeals will be held at the Hamlin Town Hall located at 1658 Lake Road, Hamlin and will be called to order by the Chairperson, Norman Baase at 7:30 p.m. with the location of the fire exits and AED explained for those present. It will be asked that all cell phones and pagers be turned off for the duration of the meeting.

Roll call:

Approval of the January 19, 2021 meeting minutes. Additions, deletions, or corrections to tonight's meeting.

PUBLIC HEARING
AREA VARIANCES **CHRISTOPHER WEGMAN**
29 DRAKE ROAD

Application of Christopher Wegman, owner, Christopher Wegman, seeking relief for multiple area variances for the following items:

1) A 12-foot-high fence type structure used for a windbreak for trees. Town Code§520-29A – states a building permit shall be required prior to the construction, movement or replacement of any fence permitted in this section. Town Code§520-29B – states - No fence shall be erected in any rear yard higher than six feet above the highest point of ground directly below the fence. Tax account# 020.020-02-038. This is in the R-M Zoning District.
2) Existing 8-foot x 16-foot shed is 2-feet from the north side lot line. Town Code§520-31B states A shed, cabana or similar accessory structure must be erected behind the front main foundation line of the principal dwelling on any lot and 10-feet from any building used for residential purposes. A side and rear setback of no less than 5-feet may be maintained as long as there is the ten-foot separation from any structures on neighboring properties. Tax account# 020.020-02-038. This is in the R-M Zoning District.

PUBLIC HEARING
AREA VARIANCE **ANTHONY & SUSIE COTSWORTH**
5678 WEST WAUTOMA BEACH ROAD

Application of Anthony & Susie Cotsworth, owner(s), Anthony & Susie Cotsworth, seeking relief to install a new 4-foot-high metal fence located at 5678 West Wautoma Beach Road. Tax account # 008.160-01-014. This is in the following zones: S/R zone, CEHA Area, Conservation Corridor Development Area and Floodplain. The fence will require a 3-foot rear setback variance as the fence will be required to be 25-feet from the center of the road. This fence will be 22-feet from the center of the road.

PUBLIC HEARING
AREA VARIANCE **REBECCA SCHICKER**
9625 BEACHWOOD PARK

Application of Rebecca Schicker, owner, Rebecca Schicker, seeking variances to move a shed located at 9625 Beachwood Park. They are seeking relief from Town Code§520-21C(2)(a) for a zero rear setback where the code requires 35-feet. Relief from Town Code§520-21C(2)(b)[1] for a zero south side setback where the code requires no less than 6-feet for any lot less than 150 feet in width. This is in the S/R zone and LWRP. Tax account# 001.16-4-11.

AGENDA

AREA VARIANCE **KIM HAWKINS**

388 WALKER ROAD

Application of Kim Hawkins, owner, Kim Hawkins, seeking relief from Town Code§520-29H to install an orchard type fence that is 6-feet in height. The code states that a fence cannot be more than 4-feet in height. Tax account# 022.04-2-22.126. This is in the R-VL zone and the AG district.

AGENDA

COASTAL EROSION HAZARD AREA PERMIT **THOMAS BRENNAN**

6390 SHORE ACRES DRIVE

Application of Thomas Brennan, owner, Thomas Brennan, seeking Coastal Erosion Hazard Area Permit to raise the existing cottage in the same footprint. He is seeking relief from Town Code §259-20 – 33 to not move his cottage 25 feet landward of the NPFA line. Tax account# 007.52-1-26.11. This is in the S/R zone, Floodplain, CEHA Area, Conservation Corridor Development Area, LWRP.

AGENDA

AREA VARIANCES **VINCENT ROVITELLI**

8 LAKE ROAD EAST FORK – SANDY CREEK MARINA

Application of Vincent Rovitelli, owner, Vincent Rovitelli, seeking relief from Town Code§520-44D(1)(e)[4] for 99 parking spots where the code requires the following:

[4] Marinas/boat-launching ramps: [Note: dimensions for single space are nine feet by 20 feet; dimensions for trailer space are nine feet; access lanes shall be standard width]

[a] One per boat slip

[b] Thirty car-with-trailer spaces and 10 single spaces per ramp

[d] Two per boat slip that includes charter fishing

Tax account# 006.120-01-001. This is in the R-CW Zoning District; LWRP.

Also, Relief from Town Code§520-44F(7) that requires the required number of parking and loading spaces, as set forth in this section, together with driveways, aisles, and other circulation areas, shall be paved with acceptable impervious material, to provide a durable and dust-free surface.