

42 **New Business**

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44 **Vedder III, Emmett 840 N Chodikee Lake Rd., Area Variance, SBL#79.2-2-3.100 in R1 zone.**

45 The applicant would like to add an addition on to his home. He is requesting a 4.5 foot variance leaving a 10.5
46 ft south side yard setback.

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49 *Side Yard setback*

REQUIRED

15'

ACTUAL

10.4'

VARIANCE REQUEST

4.6'

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51 Emmett Vedder III, the applicant, was present for the meeting.

52 Emmett Vedder, the applicant's father, was also present for the meeting.

53 The applicant informed the Board that he would like to add a one story addition of 312 sq. ft. (12' x 26 ft.)
54 which would come 12 ft. off of the existing house.

55 Anthony G: The applicant's house is in the R1 zone which requires a minimum 15 ft. side yard setback. The
56 applicant is looking for a 4 ft. 6 in. variance leaving a setback of 10 feet 4 inches to the property line. Usually
57 something that close to the property line is an accessory structure under 250 sq. ft. in which it could be moved.

58 Mr. Vedder: That is the only side of the house which we can come off because there is ledge rock right behind
59 the house and the other side of the house is where the septic is. I spoke to our neighbor (Vinny) about this and
60 he is fine with it. We owned the house before we sold it to my son.

61 Elaine: You said you cannot come off of the back?

62 The applicant had a few photos showing the ledge rock that runs along the back of the property.

63 Emmett: Vinny has a garage on that side of his property with a lot of pine trees separating us and I have a lot
64 of redwood cedar trees on my side. The trees are about five feet inside of our property line. The trees are
65 being removed this weekend.

66 The applicant informed the Board that he currently has a two bedroom house and has just had his second child
67 so they need the additional bedroom.

68 Anthony: Is it possible to build up?

69 Emmett: Not while we are living in it.

70 Mr. Vedder: I went over it all. I am a code enforcement officer and just retired from the County, I went
71 through this every which way. They cannot move out that is just not an option. At first I wanted lift the roof
72 and add a second floor but it is not cost efficient for them to move out.

73 Elaine: Have you explored the option of converting the garage into living space?

74 Mr. Vedder: The garage at ground level is lower than the rest of the house so this is where you get your
75 drainage. We would like to expand on the little half bath but everything needs to stay on that level.

76 Alan: What is the ceiling height in the garage?

77 Mr. Vedder: I would say approximately 8, 8 ½ or 9 feet.

78 Alan: Can you build a garage on the other side of the house?

79 Mr. Vedder: The septic tank is there and the leach field is in the little bit of yard that they have and on the
80 front side of the house is other part of that ledge, the whole piece of property is ledge.

81 Elaine: They are looking for a 4.6' variance so they would still have 10.4' on that side. Does the neighbor
82 have any buildings on the other side of the fence?

83 Mr. Vedder: He has an older garage about 8 ft. off of the property line and then trees and then comes the
84 fence, which is on the property line.

85 The Board reviewed the proposed floor plan and photos.

86 The Board requested a photo of the whole back yard, a photo from the corner angle of the yard and a letter
87 from the neighbor.

88 A **Motion** to set the public hearing for November 10, 2016 was made by Elaine Rivera, seconded by Anthony
89 Pavese. All ayes.

90

91 Anthony G: The rock outcropping, is it higher or lower than the existing floor level?

92 Mr. Vedder: It is higher. It probably starts at 2 ft. in one corner and goes right on up to 6 or 7 ft. I am
93 surprised that they got a full basement in there.

94 The Board asked about the garage and the ceiling height, including the attic portion in the garage, figuring
95 about a 10 ft. ceiling height.

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98 **Administrative Business**

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100 The approval of the September meeting minutes have been postponed until the November meeting. There was
101 not a quorum to have a vote.

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103 A **Motion** to adjourn was made by Elaine Rivera, seconded by Alan Hartman. All ayes 7:45pm

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