

Public Hearing on the application of Edward V. Church for a variance under Article 4, Section 4.104 for height of a building and variance under Schedule 2 for sideline on property at 3328 Fallbrook Park, was held at the Town Hall on November 3, 1976.

Public Hearing called to order at 10:20 P.M. by Chairman Dryer.

Members present: Chairman Dryer, Andrew Burt, Patrick Burns, John Yerkes.

Member absent: Wilfred Moranda.

Others present: Edward Church, Harry Coate, Edward Brahm, Fred German.

Chairman Dryer asked Mr. Brahm why Mr. Church is asking for a variance.

Mr. Brahm explained because he is tearing down an existing building and rebuilding it with a sideline less than 15 feet. He needs a variance for this and also he wants to go higher than 15 feet, which calls for a variance.

Chairman Dryer noted that everyone within 500 feet had been notified and the hearing had been properly advertised in the Messenger.

Mr. Coate presented a plan of the property and explained that they want to move the house back 10 feet towards the road. There will be no change in the size of the building but will raise it to 23.9 feet. They are going to put a cellar in, which is the reason for it being higher. The peak of the roof will be 23.9 feet. The same size floor plan will be used and they will go 10 feet closer to the road. It is presently 81 feet to the road and it will be 71 feet to the road. One sideline is 10 feet and one is 13 feet.

Packards are to the north and Lee Moll is to the south. All houses to the south are 2 story houses. This will be lower than those houses as the one next door is 26 feet in height. This will be the same height as the house to the north.

Mr. Brahm stated the Molls were here earlier but could not stay. They said they were in favor if it and had no objections. Packards have not been in touch with me so evidently they have no objections.

Mr. Yerkes - the house next door that is 26 feet high, how long ago was it built?

Mr. Brahm - 1934.

Mr. Church - 3 houses away is higher than mine.

Chairman Dryer - Ed, what about the majority of the houses as far as height?

Mr. Brahm - There are more 2 story houses than 1 story. He has a wider sideline than most of the houses down there.

Chairman Dryer - does this have to go before the County?

Mr. Brahm - no.

Chairman Dryer - what about the Golf Club, is there any objection there?

Mr. Coate - no, I belong to the Club and have not heard any objection.

Chairman Dryer declared the hearing closed at 10:30 P.M. and informed Mr. Church that when a decision is made he will be notified by the Secretary.

*Gloria M. Cooley*

Gloria M. Cooley  
Secretary

Regular meeting of the Board of Appeals was called to order at 10:31 P.M.

Members present: Chairman Dryer, Andrew Burt, Patrick Burns, John Yerkes.

Member absent: Wilfred Moranda.

Others present: Edward Brahm, Fred German.

The application of Edward Church for sideline and height variances was discussed. Chairman Dryer called for a roll vote - should both sideline and height variances be granted:

Chairman Dryer	Yes
Andrew Burt	Yes
Patrick Burns	Yes
John Yerkes	Yes

The reasons for granting the variances were that it is in character with the neighborhood and it will be an improvement.

Chairman Dryer declared both variances granted and instructed the Secretary to notify Mr. Church.

It was agreed that the Richard Voight hearing will be reconvened on Wednesday, November 17 at 8:00 P.M.

Meeting adjourned at 11:00 P.M.

Respectfully submitted,

*Gloria M. Cooley*

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Secretary

NOTE TO BOARD MEMBERS:

Due to the County Planning Board tabling the Richard Voight application, the Zoning Board of Appeals will not meet on Wednesday, November 17. You will be notified of the date of the next meeting.