

**Village of North Hudson
Board of Zoning Appeals
Village Hall 400 7th Street North
Tuesday, July 10, 2018 @ 7:00 p.m.**

Minutes

Call to Order: roll call

Chair Chuck Roberts called the meeting to order at 7:00 p.m. Answering the call were members Anderson, Boschuetz, and Yell. It was noted that member Hines was absent. A quorum was present and the meeting was duly noticed. Also in attendance was Deputy Clerk/Treasurer, Jessica Lehman.

Approval of the minutes: March 13, 2018

Motion (Boschuetz/Yell) to approve the March 13, 2018 meeting minutes as written. Motion carried.

Public Hearing – Jeff & Kelly Lavers, 1531 Riverside Drive N

The public hearing was opened at 7:01 p.m.

Kelly and Jeff Lavers were present; along with their home builder, Rich Cooke. The Lavers requested a variance for an additional 700 square feet of space for their proposed detached garage. Anderson asked if they are asking for a height variance as well. Cooke responded that the height of the garage will be 18', which meets code. Cooke added that all set-backs are being met.

Boschuetz voiced his concern that this garage may be used as a second residence on the property since a house is being built as well. This property is in the RM-1 zone and only single residences are allowed. Anderson asked the Lavers if they intend on using the garage as a second residence to which they responded that they are not. There are no bedrooms or kitchen in the building specs. For additional assurance, Roberts suggested that a condition be included with the variance that this garage cannot be used as a residence.

The public hearing was closed at 7:19 p.m.

Motion (Yell/Boschuetz) to approve the variance request of Jeff & Kelly Lavers for the property at 1531 Riverside Dr N with the condition that the outbuilding may not be used as a living space.

Roberts asked if there are any comments from the floor. Richard Even, 1527 Riverside Dr N, stated that he is in full support of the Laver's plan. Nancy Koski, 1535 Riverside Dr N, is concerned about deforestation, erosion and water runoff. These concerns have already been addressed by the Lavers. Cooke stated that the trees affected have no foliage on them for the first 30-40 feet. Water runoff will be controlled with gutters and downspouts. In addition, rain guards will be added that will direct water to minimize erosion. **Motion carried.**

Adjournment

Motion (Yell/Anderson) to adjourn the meeting at 7:24 p.m. Motion carried.

Respectfully submitted by,

Jessica Lehman
Deputy Clerk/Treasurer