

**MINUTES  
VARIANCE BOARD MEETING  
FEBRUARY 20, 2019**

The meeting was called to order at 8:07 a.m.

Present: Members: Christopherson, Denn; Planner: Riedesel; Applicant Nathan Landucci.

Absent: Mike Johnson w/notice.

**APPROVE AGENDA:** The Agenda was approved as submitted.

**APPROVE MINUTES:** Denn moved approval of the Minutes of January 16, 2019. Christopherson seconded.

**NATHAN LANDUCCI, 5508 WEST BALD EAGLE BOULEVARD – Request for the Following Variances: 17’ Right-of-Way Setback Variance; 46.5’ Lakeshore Setback Variance; 11.3’ Height Variance; .5 Side Setback Variance; 15.1% Green Area Variance:** Landucci summarized the proposal to tear down the existing garage and replace it with a new two story structure. The existing garage is 26’ x 24’. The new garage is proposed to be 26’ x 26’ with an upper level 886 square feet in area which includes a stairway and balcony.

The garage is proposed to be:

- 3.5’ from the lakeshore (elevation 913’) requiring a 46.5’ variance;
- 5.5’ side setback requiring a .5’ side setback variance;
- 18’ right-of-way setback requiring a 17’ right-of-way setback variance;
- 11.3’ height variance;
- A green area variance was also discussed.

Landucci explained that the garage lot is owned by Mr. Hildebrandt who owns the house at 5505 West Bald Eagle Boulevard. A perpetual easement was signed in 1988 which gives the owner of Bald Eagle Island the right to use and build a garage on the West Bald Eagle Boulevard lot. Mr. Landucci has been working with Mr. Hildebrandt to correctly define the easement area as it is currently not described correctly.

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Landucci also noted that the plans have changed to show the stairway located within the garage and the addition of the balcony plus the relocation of the garage so it is 5' further from the West Bald Eagle Boulevard right-of-way.

He noted that the exterior of the garage is proposed to compliment the island house.

There was discussion regarding the history of this request which began in 2017 but was withdrawn by the applicant.

Denn noted he thought Mr. Landucci was working on a plan to eliminate dormers and downsize the upper area of the garage. Denn recalled that the refuge area was considered as an alternative to the guest cottage since a guest cottage could not meet Zoning Ordinance requirements.

Denn noted that a side setback variance could be eliminated if the garage were to be shifted half a foot. There was also discussion regarding the shifting of the garage closer to the lake and further from the right-of-way. Denn felt that the lakeshore setback should be increased.

Landucci agreed to modify the plan as recommended by Denn. Denn also felt that the building should be scaled down and the balcony should be eliminated.

There was discussion regarding a Zoning Ordinance amendment which could be adopted to address Mr. Landucci's garage plan.

Denn noted he would not support a Zoning Ordinance amendment.

Denn requested staff review the green area on the Hildebrandt property since the proposed garage is actually on the Hildebrandt property. (Staff calculated the green area of the Hildebrandt property with the Landucci garage. As proposed the green area would exceed 75%.)

Christopherson moved to recommend to the Planning Commission to review the proposal including the modifications discussed to the Planning Commission without a Variance Board recommendation. Denn seconded. Ayes Christopherson. Nay Denn.

The Planning Commission will review at their February 28<sup>th</sup> Meeting.

The meeting adjourned at 8:53 a.m.

Respectfully Submitted,

Tom Riedesel

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