

**WALKERSVILLE BOARD OF APPEALS
MINUTES
August 31, 2021**

Board members present:, Jason Bryant, Vaughn Zimmerman and Dave Albertson. Also present: Zoning Administrator Susan Hauver and Town Attorney Ian Bartman. Chairman Jason Bryant called the meeting to order at 7:30 p.m.

Mr. Zimmerman made a motion, seconded by Mr. Albertson, to approve the agenda as proposed by staff. Motion passed on a unanimous vote.

1. Minutes

Mr. Zimmerman made a motion, seconded by Mr. Albertson, to approve the minutes of the November 3, 2020 meeting. Motion passed on a unanimous vote.

2. W-B-21-01 Sharon Moore, 10 Main Street, request for a 4 foot variance of 6 foot side yard setback requirement to build a detached accessory building 2 feet from the side property line

All persons in the audience who intended to testify at the hearing were sworn in by Chairman Bryant.

Ms. Hauver presented the attached staff report. She also presented information submitted by neighboring property owner Rob Nicodemus (3 E. Frederick St). Mr. Nicodemus noted his understanding that the garage at 8 Main Street is located on the property line shared with Ms. Moore. He thinks the fence on Ms. Moore's property is set back about 5 feet from her property line.

Board members asked about the reason for the six foot setback requirement and also asked whether the applicant had submitted a property survey.

Ms. Moore said she would not be building the garage immediately. She also described the tree she would like to preserve. She would need the building to be set back 20' from the tree. The circumference of the tree is in the 16-18' range.

Mr. Zimmerman expressed concern about the fire hazard posed by two garages being adjacent to each other with a minimal distance between them. There might be as little as four feet between the two buildings.

Ms. Moore would prefer not place the building further back on the lot to set it back from the neighbor's garage. It would not be convenient and it would require laying down additional pavement. She noted that the neighbor's building is cinderblock with a metal roof and used for storage.

Board members and Ms. Moore discussed the importance of having her property surveyed. As is, no one is sure of the location of the property lines.

There were no public comments.

Mr. Albertson said he would support the request but would like to see the property survey. Mr. Bryant and Mr. Zimmerman also expressed the need for the

survey. They don't know the source of Mr. Nicodemus' information. Mr. Zimmerman again noted fire safety concerns.

Mr. Albertson made a motion, seconded by Mr. Zimmerman, to continue consideration of the variance request for a period of 120 days/until the end of 2021 to provide the applicant time to have the property surveyed. The motion passed on a unanimous vote.

Board members agreed to continue the hearing on the request to the January 4, 2022 meeting.

Mr. Zimmerman made a motion, seconded by Mr. Albertson, to adjourn the meeting. The motion passed on a unanimous vote.

Respectfully submitted,

Susan J. Hauver