

TOWN OF CAPE ELIZABETH
MINUTES OF THE ZONING BOARD

APRIL 24TH, 2007

7:00 PM TOWN HALL

MEMBERS PRESENT:

JAY CHATMAS
JOHNSON

DAVID

LEN GULINO

PETER HOWE

PETER BLACK

ABSENT: JIM WALSH

Mr. Gulino opened the meeting with the first order of business being election of officers.

Mr. Gulino stated he would be willing to be chair for another year.

Mr. Chatmas nominated Mr. Gullino for chair and the Board voted unanimously.

Mr. Gulino nominated Mr. Chatmas for vice chair and the Board voted unanimously.

The next order of business was approval of the November, 2006 meeting.

Mr. Black made a motion to accept as written. Voted unanimously.

OLD BUSINESS: None

NEW BUSINESS: To hear the request of Sharalyn & David Andrews, 15 Grover Road, Tax Map U20, Lot 6F for a right side property line variance of fourteen (14) feet from the required twenty-five (25) feet to construct a 28' x 28' garage with storage above at eleven (11) feet from said line.

Mr. Gulino asked the applicant to approach the podium to present the application.

Mrs. Andrews presented her application and need for a variance. The Andrews had applied for and granted a variance previously for a garage addition which was never built. She stated her needs for the garage addition for safety and physical, during the winter. She had reviewed the proposal with all the neighbors and there were no objections.

Mr. Gulino thanked the applicant and asked Mr. Smith if there were a need to come back for a variance.

Mr. Smith stated a variance is only good for a year, if not acted on.

Mr. Chatmas stated only 5 of the 12 properties selected as comparable met the requirements.

The board, with Mrs. Andrews, and Mr. Smith discussed alternatives to the proposal.

Mr. Mullin, 5 Grover Road, stated that his garage was only 3 feet from the property line as well as the neighbor abutting him.

Mr. Gulino asked if Mr. Mullin was included in the proposal.

Mrs. Andrews stated yes.

Mr. Gulino asked for other comments from the audience. Hearing none, he closed the public hearing.

Mr. Chatmas asked if Mr. Ken Morin, the applicant's builder, if there other options available.

Mr. Morin stated that for the mudroom with the garage, there were not.

The Board looked at other building opportunities to make this work for the applicant. After lengthy discussion, the Board determined the applicant did not have the comparables to make the presented application viable for a variance.

Mr. Gulino suggested they take a 5 minute break for the applicant to decide if she wanted to proceed or table the variance.

After the break, Mrs. Andrews decided to table the application until the following month.

Mr. Black made a motion to adjourn.

Mr. Chatmas seconded the motion.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Laurie Palanza