

TOWN OF EDEN  
ZONING BOARD OF APPEALS  
2795 EAST CHURCH ST, EDEN, NY 14057

PUBLIC HEARING DATE: October 17, 2019

BOARD MEMBERS PRESENT: Kristin Kent, Chair  
Philip Muck  
Joseph Winiecki  
Drew Riedel  
Candice Pineau  
Curtis Neureuter

BOARD MEMBERS EXCUSED: Doug Scheu

APPLICANT: Dave Hoelscher

RESIDENTS PRESENT: None

RE: **Appeal No. 2019-9**  
**Mr. David Hoelscher**  
**2886 Wood Spirit**

Ms. Kent called the hearing to order at 7:00 p.m. and requested comments on the August minutes. Mr. Winiecki made a motion to approve the minutes from the August 15, 2019 meeting; this was seconded by Mr. Muck; all members present voted "Aye". The minutes were approved.

Ms. Kent then read the Legal Notice for this matter published in the "The Sun":

**Hoelscher: Application for variances at 2886 Wood Spirit, under Code section 225-23, to allow construction of an attached garage addition without adequate setback from the side property line, and in excess of the total allowed lot coverage.**

Ms. Kent confirmed with the Zoning Board Secretary that the property list was completed.

Ms. Kent then invited the applicant to explain the reasons he applied for the variance.

Mr. Hoelscher would like to convert his two-car garage to a three-car garage to accommodate space for his lawn mower and other lawn equipment. Professional drawings of the plans were submitted by Alliance Homes.

**Mr. Hoelscher was then asked questions by the board related to the requirements for variances** *(his answers are in italics):*

**Will this create an undesirable change in the neighborhood?** *No, cosmetically there will be no change.*

**Is there an alternative method that could provide storage on your property?** *No, this is the only buildable space that is available on the property.*

**Will the addition create a substantial variance?** *Yes, the roof will be 25' tall in order to look appropriate to the house. The minimum is 15'.*

*Lot coverage is currently 4.5% over the total allowable amount, this would create an overage of 8.5%*

*The farthest point of the addition would be more than 4' too close to the property line.*

**Will there be any negative effects on the environment?** *No, gutters will take storm water to the drains.*

*We will be adding drain tiles to divert water around the garage and to the storm drains.*

*There will be limited ground disturbance, the slope will remain the same.*

**Is the need for the variances self-created?** *Yes, because I have many things to store, but my lot is narrow (only 60 feet), and was created that way by the developer.*

**Mr. Winiecki - Will you be taking down a tree?** *Yes, there will be one dead tree coming down.*

**Mr. Neureuter - Why is the addition offset 18" from the current garage?** *To accommodate pool equipment.*

**Ms. Kent - Will you be able to access the back yard through the side yard?** *Yes, there will be more than 10' still available in the side yard.*

**Ms. Kent made a motion to approve the area variances as requested, to allow construction of an attached garage addition with side yard setback as shown on the April 11, 2019 site plan and an increase in lot coverage of 216 square feet. Seconded by Mr. Neureuter. Approved unanimously.**

Meeting was adjourned at 7:25 pm.

Respectfully submitted,  
Jen Crowe, Secretary Eden Zoning Board of Appeals October 25, 2019

The above minutes were reviewed and approved on \_\_\_\_\_, 2019 by

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