

DUNE ACRES PLAN COMMISSION
MINUTES March 13, 2014

The meeting was called to order at 7:30 pm. Present were Thomas Cornwell, Jane Dickey, Richard Hawksworth, Robert Lauer, and Lou Mellen. Absent were David Rearick and John Sullivan. It was moved by Richard Hawksworth, with second by Lou Mellen, that the minutes of the January 28, 2014 meeting be approved.

The new business concerned an addition to the garage at 46 Circle Drive. Property owner Allyson Straka was present, along with architect Peter Brannon and builder James Perkins. The project considers the garage as an accessory building. Some of the measurements were done with a computer assisted design program. The only digging will be for footings and no material will be required to be removed from the site. There will be a level area for garbage can collection.

Findings are as follows:

The project is a 288 sq. ft. addition to the garage which is 13'6" from the lot line. There is no intrusion into the front yard and side yard set backs do not apply. The height allowed is slightly over 9 feet and the 8'9" planned is in compliance. The project increases the bulk on the property to 4300 sq. ft. and the allowable bulk is 5578 sq. ft. Prior construction plans for this lot show varying measurements, and the proposed addition does not exceed any shown. The addition has no impact on septic requirements or parking, and the utilities are already buried. The heating and cooling of the addition will be handled by a 9000 BTU heat pump. The condenser will be placed near the storage area door.

It was moved by Jane Dickey, with second by Robert Lauer, that the findings be approved. Favorable vote was unanimous. It was move by Richard Hawksworth, with a second by Jane Dickey, that an improvement location permit for a garage addition at 46 Circle Drive be granted. Favorable vote was unanimous.

Meeting adjourned at 7:45 pm.

Respectfully submitted,
Joan Rearick, secretary