

**DUNE ACRES PLAN COMMISSION
MINUTES June 13, 2016**

The meeting was called to order at 7:30 pm. Present were Thomas Cornwell, Robert Lauer, Thomas Roberts, and Alex Stemer. Absent were Peter Bomberger, William Nixon, and David Rearick. It was moved by Alex Stemer, with second by Robert Lauer that the minutes of the February 23, 2016, meeting be approved as corrected. Favorable vote was unanimous.

The old business is a revisit to the approved plans for the remodeling of the Wilkins residence at 60 East Road. Mr. Wilkins wishes to change some exterior building materials and make some changes to the interior plans. He intends to present these plans formally to the plan commission in the future, but at this time would like permission to begin on the approved roof work. Discussion followed and building commissioner Thomas Roberts agreed that the building permit could be structured in segments.

The first item of new business concerned remodeling at 24 Circle Drive. The owner, Christopher Foreit, could not be in attendance. Thomas Cornwell explained that Mr. Foreit had a building permit granted by the Town Council to do interior work. The building commissioner discovered that the work was exceeding the scope of the permit and halted the construction. Thomas Cornwell had requested further plans which would include all the proposed remodeling. These were provided and have been reviewed by the plan commission. The discussion which followed agreed that the building commissioner could request the services of a structural engineer for concerns about the roof and dormer support. Findings are as follows:

Petitioner, Chris Foreit proposes to extend existing 1st floor porch 4 feet into the rear yard. The additional space will be 72 SF. He also proposes to install 3 new dormers on the Eastern-facing roof. The center dormer would be 11 feet wide and would be flanked by a 5-foot dormer on each side. The structure is 40 feet wide. (21 feet of which would be dormers.) The plans also call for the relocation of some exterior doors and windows. These changes do not alter the existing structure footprint.

Front Yard: Unchanged but it was noted that the existing front yard at 16.9 feet is not compliant with the 25 foot requirement. This noncompliance is grandfathered.

Side Yards: Unchanged and compliant at 13.3 feet and 26.7 feet. Requirement for the 80 wide lot is that no side yard can be less than 10 feet and the two side yards must total at least 35% of the lot width in this case 28 feet.

Rear Yard: After completion of the addition the rear yard will be 77 feet and will meet the 35 foot requirement.

Stories: The lower level is a basement and not a story. The distance from the bottom of the first floor joist to the average finished grade is 3.67 feet. If more than four feet it would be a story, The structure is two stories. (The garage should be included in the calculation but was not. It was determined that its addition would not increase the average finished grade so a recalculation was not mandated.)

Height: Unchanged - 27.02 feet from average finished grade to peak of roof. No need for further examination because it is less than 30 feet.

FAR: Lot is 12,835 SF; permitted FAR is 2,576 SF. Proposed would be:

First floor	1,230
Second Floor	<u>598</u>
Total	1,828

(Possible adjustments: Garage not included because it is below grade. The addition of the dormers will result in a minimum increase in the second floor SF. An aggressive calculation results in 105 SF and its addition does not take the proposed structure's FAR out of compliance.)

Septic: Number of bedrooms is unchanged eliminating the need of certification from the county.

Utilities: Currently above ground. It is required that they be buried as a condition for the issuance of a location improvement permit.

Parking: 2 spaces present, four are required. This noncompliance is grandfathered.

It was moved by Robert Lauer, with second by Alex Stemer, that the findings be approved. Favorable vote was unanimous.

It was moved by Robert Lauer, with second by Alex Stemer, that an improvement location permit be granted for 24 Circle Drive, with the stipulations that the utilities be buried, and that the permit only authorizes obtaining a building permit, not the resumption of construction. Favorable vote was unanimous.

William Kollada, 76 East Road, wishes to build a covered breezeway from the house to the garage and to do some landscaping. He states that his initial breezeway plans will be revised and presented at the next plan commission meeting, but he will proceed with the landscaping.

From the floor, Roberta Taylor, president of the Dune Acres Civic Improvement Foundation, made a presentation for the enhancement of the Clubhouse area, specifically the maintenance building. There was a discussion about procedures and permits.

The meeting adjourned at 8:45 pm.

Respectfully submitted,
Joan Rearick, secretary