

MEETING OF THE LOUISVILLE BOARD OF APPEALS
January 22, 2024
LOUISVILLE MUNICIPAL BUILDING 6:30PM

BOARD OF APPEALS MEMBERS PRESENT: DAN CASEY - CHAIRMAN
CARL BENDER
TYLER MONTONDO
BERNARD LASHOMB

ABSENT BOARD MEMBERS: HERBURT DULCOLON
SCOTT LASHOMB
JEFF LABA

CODE CLERK PRESENT: CHLOE HARVEY

CODE ENFORCEMENT OFFICER: N/A

PUBLIC PRESENT: LINDA TREDO, DARRELL & LESLIE WOOD

Chairman Casey called the meeting to order at 6:30 pm.

Linda Tredo's area variance request for a 5 feet variance at 62 Wolverine Point was brought in front of the board at the November meeting, but was tabled due to her not having enough information. The Board of Appeals requested that Ms. Tredo bring a more detailed site plan with dimensions, and a letter of approval from her neighbors. Ms. Tredo brought the letter to the meeting and Larry Legault, a potential contractor for the project, dropped off her more detailed site plan. The Board asked how far the roof of the garage is going to hang past the wall. They were informed by Mr. Legault that the overhang will be 16 inches. They were also informed there are no windows or doors facing the property line, as the garage doors will be facing the house not the road. With the dimensions the site plan provided, the end of the garage will be 10 feet from the property line, also taking into consideration a 16-inch overhang on the roof. Chairman Casey made a motion to approve a 5-foot area variance. This motion was seconded by Bernard Lashomb. All in favor.

Darrell and Leslie Wood recently moved to the area and bought a house at 9735 State Highway 56. This house has an out building and a barn behind the house. The Woods are requesting a use variance in case they want to get some farm animals, chickens or possibly cows. They would need to put them in the barn sometimes, but the barn is zoned general commercial. The property behind the barn is zoned residential agriculture, so the property of about 69 acres has different zones. Darrell Wood wants to be able to fence in up to the barn so that he can get the animals from the barn to the field behind the barn. He also mentioned that if he does get animals, they will mostly be in the RA zone rather than the GC zone since they will be grazing in the field. Carl Bender requested that if the use variance were to be approved by the Board, that there will be a condition that the Wood's must follow. The Wood's must establish their fence line at least 150 feet away from their neighboring and adjacent house. Chairman Casey made a motion to approve a use variance for the Wood's to have farm animals in a general commercial

zone under the condition that the fence is 150 feet away from their neighbor's house. Bernard Lashomb seconded the motion. All in favor.

Motion to adjourn made by Dan Casey, Tyler Montondo seconded, all in favor. The meeting adjourned at 6:55p.m.

Respectfully Submitted,

Chloe Harvey

Code Clerk