

MINUTES OF THE HOWEY IN THE HILLS PLANNING AND ZONING BOARD MEETING  
HELD SEPTEMBER 26, 2019

Chairman St. Clair called the meeting to order at 6:00 p.m.

Present: Chairman St. Clair, Member Francis III, Member Lehning, Member Formhal

Also Present: Administrative Assistant I Tubbs and Town Planner Harowski.

**NEW BUSINESS**

**Consideration and Approval for a zoning clearance regarding a single-family residence at 112 E Myrtle Ave. (ALT 1257042)**

**Town Planner Harowski** reviewed the material submitted for the proposed new residence on East Myrtle Avenue (ALT 1257042). The proposed dwelling is Zoned TC-R Town Center Residential. A comparison of the survey and lot layout with the zoning district requirements show the proposed dwelling as in conformance with the setback requirements, lot coverage and building height limits. The proposed unit meets the minimum building size requirements and meets the garage requirement. The lot meets the minimum lot area requirement but has only 90 feet of lot frontage versus the required 100 feet. The lot is non-conforming with regard to the minimum lot width, but the lot is consistent in size with other lots on the street, and the lot width non-conformity is not an obstacle to construction. Regarding the unit design, the wall material and roof material meets the code and the variations in the roof line are present. The architectural design requirements for the front and rear facades are adequate. The two side facades show only one design element (windows) when two are required. The supplemental data provided on August 28, 2019 added shutters to the building side design and specified base, trim and accent colors.

**Member Lehning, seconded by Member Francis III moved to approve a zoning clearance regarding a single-family residence at 112 E Myrtle Ave. (ALT 1257042). A motion carried unanimous.**

**Consideration and Approval to appoint a Vice Chairman.**

**Chairman St. Clair** nominated Member Francis III.

No other nominations.

**Chairman St. Clair seconded by Member Lehning appointed Member Francis III as Vice Chairman. Motion carried unanimously.**

## **PUBLIC COMMENTS**

**Bernice Hower, 444 Bellissimo Place**, stated that she would be into Town Hall to drop off her application for the Planning and Zoning Board.

The meeting adjourned at 6:15 p.m.

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Chairman St. Clair

ATTEST:

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Debbie Tubbs  
Administrative Assistant I