

TOWN OF HOWEY-IN- THE-HILLS
PLANNING BOARD MINUTES
SEPTEMBER 24, 2020
ELECTRONIC MEETING

Chairperson St. Clair called the meeting to order at 6:05 PM.

Members present were Chairperson St. Clair, Member Hower and Member Wagler.

Chairperson St. Clair announced the new business as a request to grant a variance from the rear yard setback requirement for property located at 307 North Dupont Circle. The applicant is requesting a variance of 15 feet from the required rear yard setback of 25 feet to allow a room addition to be constructed 10 feet from the rear property line.

The Town's planning consultant, Thomas Harowski, submitted a written report on the application and discussed the report with the Board. A resume of Mr. Harowski is on file with the Town qualifying him as an expert witness in planning and zoning matters. The staff report provided details on the application, the Town's land development code requirements, and an analysis of existing conditions and facts relating to the application of the Town's code. Discussion included an option to require a screening fence along the rear property line of 307 North DuPont Circle to provide screening for the home located to the east and adjacent to the proposed construction.

Chairperson St. Clair opened the meeting for public comment. Mr. Ron Mulvaney, the contractor, spoke in favor of the variance, and noted that discussion were held with the neighbors and they had no objections to the variance. Mr. Simon Ambrose, the property owner, also spoke in favor of the variance and confirmed his discussion with the neighbors did not indicate any objections. Chairperson St. Clair asked if any of the neighbors were present, and no one responded. Jamie Troyer also spoke in favor of the application. As there were no more speakers, public discussion was closed.

Ms. Wagler made a motion to recommend the Town Council grant the requested variance of 15 feet from the required setback of 25 feet conditioned upon construction of a 6-foot-high screening fence along the rear property line where proposed construction is to occur. The motion was seconded by Ms. Hower. A role call vote resulted in a unanimous recommendation to Town Council.

There being no further business, Chairperson St. Clair adjourned the meeting at 6:30 PM.