



Chairwoman DeSarno asked what is inside. Mr. Grabicki said there will be a partition wall. It will have electric, whatever the building department allows. If I can't put in running water I won't. It depends on what is allowed. Mr. Gerken said you have to apply for what you want to put in there. He asked about a bathroom. Mr. Grabicki said if I can I will. Mrs. Grabicki said we didn't know if we can put in a bathroom because of the elevation. Mr. Grabicki said if the sewer line is not low enough to meet the code it would be hard to do. If I can afford to do that I will.

Mrs. Morrissey said there is no living, sleeping or cooking. Mrs. Grabicki said no and there is no heat.

Mrs. Morrissey asked about a landscape plan. Mr. Grabicki said we drew something. There are trees along the back and left side. We will put in additional landscaping around the pool and fence.

Entered into evidence:

A-4 Landscape plan done by applicant

Mrs. Morrissey asked about the siding. Mr. Grabicki said it will probably be white siding.

Attorney Cramer asked if the plantings are going to be 6' center. Mr. Gerken said 6' center is too close for pines they should be 10'.

Mrs. Morrissey asked about using pavers. Mrs. Grabicki said it is not going to be all pavers. Mr. Grabicki said it will be a natural rock garden. Mrs. Grabicki said it will be very natural looking.

Mrs. Morrissey asked if the pool was in. Mr. Grabicki said yes. Mr. Gerken said the pool is totally conforming. They are here because of the cabana. They are not over on impervious coverage. They are way below. 168 s.f. of the cabana is enclosed the rest is an overhang and storage.

Mr. Grabicki said there is an easement on one side that is why he tries to keep everything to one side.

The application was open and closed to the public.

Mrs. Morrissey moved to approve the application subject to a landscaping plan being submitted, deed restriction so there is no living, sleeping or cooking in the cabana and an as-built being submitted. Mrs. Draper seconded the motion, which was unanimously approved by a roll-call vote. Mesdames. Morrissey, Draper, Burne, Messrs. Morris, Slocum and Mrs. DeSarno voted yes.)

**#BOA 3-2010** – Date application complete: February 3, 2010

**APPLICANT:** GLENN AHLQUIST

**PROPERTY:** 1045 5<sup>TH</sup> Avenue, Block 46, Lot 6, R-7.5 zone

**RELIEF REQUESTED:** Bulk

Attorney Cramer reviewed the file and stated the Board had jurisdiction to proceed.

Sworn by Reporter Arnone:

Glenn Ahlquist  
Elizabeth DeFazio Ahlquist  
Glenn Gerken

Entered into evidence:

A-1 Jurisdictional Items

A-2 Survey prepared by John S. Wallace dated July 3, 2006

BOA-1 Engineering plan review prepared by Glenn Gerken dated April 5, 2010

BOA-2 Planning plan review prepared by John Hoffmann dated April 12, 2010

Mr. Ahlquist explained they are adding a level to the house. The house will be no wider or deeper. We need a variance for the front and side porch.

Chairwoman DeSarno asked if the porch will be open. Mr. Ahlquist said yes it will just have a roof.

Chairwoman DeSarno asked about landscaping. Mr. Ahlquist said we have not planted anything yet. It is all grass now. There is also one tree on one side now.

Mr. Gerken said he has different impervious coverage than what is on the plan. On the survey it shows gravel. Mr. Ahlquist said they are pavers. Mr. Gerken asked the whole front; behind the fence there are all pavers. Mr. Ahlquist said it was all weeds. Mr. Gerken asked how much is pavers. Mr. Ahlquist said the pavers are in line with the shed. Mr. Gerken said John Hoffmann's numbers are probably correct, it is 46%.

Mrs. Burne asked if they were going to leave the pavers. It looks better than weeds. Mrs. Ahlquist said we are not doing anything on that side. That is where we are going to park our cars.

Mr. Gerken said you are around 40% impervious coverage you are adding another 6% with the overhang. The pavers are the biggest thing. Do some landscaping. He suggested cutting back the pavers a little.

James Brown, Builder, was sworn.

Mr. Brown said the area where the shed is it's just an area to walk out of the home. The porch area is 5' out. Is there a certain percentage that you want to remove and just make stone?

Chairwoman DeSarno asked you reduce by 6%.

Mr. Gerken said they would have to come down to about 42% impervious coverage.

Chairwoman DeSarno asked if there were pavers behind the house. Mr. Ahlquist the pavers are about 30' X 20'.

Mr. Slocum asked if they were also behind the house. Mr. Ahlquist said there is nothing beyond the fence.

Chairwoman DeSarno asked if Mr. Ahlquist would be agreeable to taking away some of the pavers. Mr. Ahlquist said yes.

Mrs. Morrissey said you do not have to remove the walkway. Mr. Ahlquist said correct.

Mr. Slocum asked if overhead wires are a problem. Mr. Ahlquist said no.

Chairwoman DeSarno said she would like to see some shrubs along there. Mr. Gerken suggested junipers and put some plantings in front.

The application was open and closed to the public.

Mrs. Morrissey moved to approve the application subject to the porch being open, taking 190 s.f. of impervious coverage away (pavers) and a landscape plan being submitted. Mr. Slocum seconded the motion, which was unanimously approved by a roll-call vote. (Mrs. Morrissey, Mr. Slocum, Mesdames. Burne, Draper, Mr. Morris and Mrs. DeSarno voted yes.)

**RESOLUTIONS TO BE MEMORIALIZED:**

**EDWARD MCCARTHY - #BOA 20-2008**

Block 887, Lot 1

Morrissey/Slocum

**MINUTES TO BE ADOPTED:** Mrs. Morrissey moved to approve the minutes of the study session and regular minutes of March 3, 2010. Mrs. Burne seconded the motion, which was unanimously approved.

There being no further business to come before the Board, a motion was made, seconded, and unanimously approved to adjourn the meeting at 8:10 P.M.

Respectfully submitted,

Betty Schinestuhl  
Recording Secretary