

CASCO TOWNSHIP  
ZONING BOARD of APPEALS  
Thursday, April 1, 2021

1. **Call to Order:** The meeting was called to order by Matt Hamlin at 7 PM.  
**Present:** Sam Craig, Paul Macyauski, Matt Super, Matt Hamlin, Zoning Administrator Tasha Smalley, Applicant Zoe Baum and Recording Secretary, Janet Chambers.  
**Absent:** Alex Overhiser
2. **Approval of Agenda:** Motion by Macyauski, supported by Super, to approve the agenda. All in favor. Agenda approved as presented.
3. **Approval of Minutes from Thursday, May 14, 2020:** Motion by Macyauski, supported by Super to approve minutes of May 14, 2020 meeting. All in favor. Minutes approved as presented.

4. **Public Comment:** None

5. **New Business:**

- a. **Election of officers:** Motion by Super, supported by Craig to nominate Matt Hamlin, as Chairman. All in favor. MSC

A motion made by Super, supported by Hamlin, to nominate Paul Macyauski as Vice Chair. All in favor. MSC.

A motion made by Super, Supported by Macyauski to nominate Sam Craig as Secretary. All in favor. MSC.

- b. **Variance request Baum, 1123 Edgewater Terrace 0302-180-160-00 to erect a 4.5-foot fence in the required front yard (25 feet); 3 feet required; 1.5 ft of relief requested.** (Application Attachment 1)

**Open public hearing:** The public hearing was opened at 7:03 PM.

1. **Applicant explains request; ZA staff report:** Applicant Zoe Baum was invited to explain her request. She said they have two dogs, and the current fence is not tall enough to keep them in. She would like to put a 4.5-foot so they cannot jump over. The fence will be a decorative aluminum and see through. Over time the road gravel has pulled back from original right of way (cutting off the corner of Baum's yard at Edgewater Terrace and Terrace Drive). The fence will be backed up to be kept out of the road.

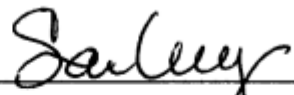
Zoning Administrator Smalley said the property is a legal non-conforming lot of record. The lot is pie shaped with 130 ft. frontage on Edgewater Terrace and 200' on Terrace Drive. The request is for 1.5' of relief. Section 3.32B requires a fence not to exceed 3 ft. in height within any required front yard.

2. **Correspondence:** A letter was received from Dave Campbell stating he looked over the variance request and was in support of Baum's request and welcomed her to the neighborhood. His only concern was Section 3.19 concerning clear vision, and with growth in the neighborhood he questioned how many more variances would come in if approved. (Attachment 1)
3. **Audience for/against comments:** None
4. **Any further discussion:** Macyauski said he felt the spirit of the ordinance was for health and safety. The request is for a see-through fence and therefore will not impede vision and safety.

**Close Public Hearing:** The public hearing was closed at 7:08.

- c. **Discussion / decision of variance request:** A motion was made by Super that because the fence will not impede clear vision, as required in Section 3.32; and the variance request agrees with the spirit and intent of the ordinance the request for 1.5' relief to the 3-foot height limit be granted. Supported by Craig. MSC
6. **Old Business:**
    - a. **Anything else that may come before the ZBA:** Smalley said there is another variance request coming up. Commissioners agreed on Thursday, April 29<sup>th</sup> at 7:00 PM for that meeting.
  7. **Public Comment:** None
  8. **Adjournment:** Meeting adjourned at 7:25 PM.

  
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Matt Hamlin, ZBA Chairman

  
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Sam Craig, ZBA Secretary

4/29/21  
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Date

4/29/21  
\_\_\_\_\_  
Date

Minutes prepared by Janet Chambers, Recording Secretary