

**MOUNTAIN LAKES DISTRICT
ZONING BOARD OF ADJUSTMENT**

August 16, 2012

Case No. 120816

Name of Applicant: Michael Williams

Location of Property: Map 204 Lot 83 140 Wildcat Drive Woodsmere

Application for a variance from article 303.1, section 303 of the Zoning Ordinances Permit a 4' (foot) variance in the back right corner of the proposed garage to be built at the above address of the appropriate size and character for the surrounding development.

ZBA Chairperson Karen Rajsteter called the meeting to order at 6:12 P.M.

ZBA members Mike Bonanno, Don Dubrulle, Peter Olander, and Erin Chasse were present.

Residents Present: Michael Williams, applicant, abutters Bob Long, and Bob Wessman.

Peter Olander asked if Michael Williams would consider building the garage of the opposite side.

Michael Williams said that the leach field, septic system is in that location.

Mike Bonanno asked if Michael Williams had considered building a smaller garage.

Michael Williams said that would defeat the purpose of building the garage.

Mike Bonanno asked if Michael Williams had considered a lot line adjustment with an abutter.

Michael Williams said no.

Mike Bonanno asked if your request for a variance is denied, what hardship would it cause.

Michael Williams said that he would be unable to store lawn equipment etc. inside rather than cluttering the yard.

The Zoning Board of Adjustment members discussed the application.

Chairperson Karen Rajsteter made a motion to approve the variance. Erin Chasse seconded the motion. Karen Rajsteter, Erin Chasse, Peter Olander, and Don Dubrulle are in favor. Mike Bonanno opposed the motion.

Respectfully Submitted,

Cynthia Harris