

Findings and Decisions - Use Variance - (continued)

(a) It is a small boat, aesthetically pleasing, and consistent with something you would see in a neighborhood in the vicinity of Lake Michigan. Adjacent property owners can only see this boat from a small, limited angle during most of the year.

(b) The wooded area to the southwest of the boat is an unbuildable portion of Lot 43, so this boat will have no affect on the use and value of the area adjacent to the property.

3.) The need for the variance DOES arise from condition peculiar to the property involved BECAUSE of the facts shown as follows:

(a) The backyard of the subject property has a severe, steep slop which prevents the boat from being stored there legally without a variance.

4.) That strict application of the zoning ordinance WILL constitute and unnecessary hardship if applied to the property for which the variance is sought BECAUSE of the fact shown as follows:

(a) The backyard of the subject property has a severe, steep slop which prevents the boat from being stored there legally without a variance.

(b) The rebuilding of this boat is a project of the petitioner, Paul Fithian, and allowing it to be on this property enables him to more fully utilize the petitioners' property consisting of a single family residence.

5.) The approval DOES NOT interfere substantially with the Comprehensive Plan adopted by the Town of Long Beach BECAUSE of the facts shown as follows:

(a) The boat does not affect the use or enjoyment of any other property and is consistent with the neighborhood uses of single family residences.

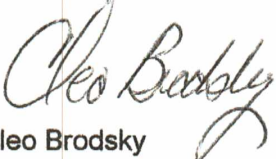
(b) The boat is only visible to very few people for most of the year.


(c) The boat is consistent with a single family residential use in the neighborhood in which it is located.

And further decides the following conditions shall be imposed: The Use Variance is for this petitioner, for this boat and trailer only and shall be permitted for a period of ten (10) years.

Adjourn:

Motion made by Rich Crain to adjourn; seconded by Alan Hill, the Board unanimously agreed to adjourn. Meeting adjourned at 7:29 p.m. The next meeting of the Long Beach Board of Zoning Appeals will take place on Tuesday, July 8, 2014.


Cleo Brodsky
Secretary BZA Long Beach


NICK LANDERS
CHAIRMAN, LB BZA