

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Don Carroll, Chair; Dale Weis, Vice-Chair; Janet Sayre Hoeft, Secretary; Randy Mitchell, First Alternate; Paul Hynek, Second Alternate

PUBLIC HEARING BEGINS AT **1:00 P.M.** ON THURSDAY, OCTOBER 9, 2008
ROOM 205, JEFFERSON COUNTY COURTHOUSE

CALL TO ORDER FOR BOARD MEMBERS IS AT 10:00 A.M. IN COURTHOUSE ROOM
203, PRIOR TO THE HEARING

SITE INSPECTION FOR BOARD MEMBERS LEAVES AT 10:15 A.M. FROM
COURTHOUSE ROOM 203, PRIOR TO THE HEARING

1. Call to Order-Room 203

Meeting called to order @ 10:06 a.m. by Donald Carroll, Chair

2. Roll Call

Members present: Donald Carroll, Janet Sayre Hoeft

Members absent: Dale Weis

Staff: Rob Klotz, Laurie Miller

3. Certification of Compliance With Open Meetings Law Requirements

Janet Sayre Hoeft & Rob Klotz acknowledged publication.

4. Review of Agenda

Janet Sayre Hoeft made motion, seconded by Donald Carroll, motion carried 2-0 to approve the review of the agenda as presented.

5. Approval of August 14, 2008 Meeting Minutes

Janet Sayre Hoeft made motion, seconded by Donald Carroll, motion carried 2-0 to approve the minutes.

6. Site Inspections – Beginning at 10:15 a.m. and Leaving from Room 203

V1282-08 – James & Kathleen Strauss, N7920 Springer Rd, Town of Waterloo

V1283-08 – Wayne & Tiffany Marty, W7065 STH 19, Town of Waterloo

V1284-08 – Fred & Michelle Vergenz, N5637 Ziebell Rd, Town of Aztalan

V1280-08 – Kirk & Brenda Killips, N6124 Hilltop Ln, Town of Farmington

V1281-08 – Shad Miller-Janke, N2034 Blackhawk Island Rd, Town of Koshkonong

7. Public Hearing – Beginning at 1:00 p.m. in Room 205

Meeting called to order @ 1:00 p.m. by Donald Carroll, Chair

Members present: Donald Carroll, Janet Sayre Hoeft

Members absent: Dale Weis

Staff: Rob Klotz, Laurie Miller

***NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT***

NOTICE IS HEREBY GIVEN that the Jefferson County Zoning Board of Adjustment will conduct a public hearing at 1:00 p.m. on Thursday, October 9, 2008 in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. Matters to be heard are applications for variance from terms of the Jefferson County Zoning Ordinance. No variance may be granted which would have the effect of allowing in any district a use not permitted in that district. No variance may be granted which would have the effect of allowing a use of land or property which would violate state laws or administrative rules. Subject to the above limitations, variances may be granted where strict enforcement of the terms of the ordinance results in an unnecessary hardship and where a variance in the standards will allow the spirit of the ordinance to be observed, substantial justice to be accomplished and the public interest not violated. Based upon the findings of fact, the Board of Adjustment must conclude that: 1) Unnecessary hardship is present in that a literal enforcement of the terms of the ordinance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome; 2) The hardship is due to unique physical limitations of the property rather than circumstances of the applicant; 3) The variance will not be contrary to the public interest as expressed by the purpose and intent of the zoning ordinance. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** There may be site inspections prior to public hearing; decisions shall be rendered after public hearing on the following:

V1280-08 – Kirk & Brenda Killips: Variance to construct an ag shed on an A-1, Agricultural zoned area where the lot width is less than 200 feet, in accordance with Sec. 11.03(d)3, 11.03(g), 11.04(e) and 11.04(f)5 of the Jefferson County Zoning Ordinance. The site is part of PIN 008-0715-1643-000 (37.857 Acres) at **N6124 Hilltop Lane** in the Town of Farmington.

Brenda Killips present the petition. There were no comments or questions in favor or opposition of this petition.

Janet Sayre Hoeft commented on the testimony today and noted that they were not physically at the property. Donald Carroll explained the criteria of a variance request.

Rob Klotz gave staff report. Petitioner noted they were at the town.

V1281-08 – Shad W Miller-Janke: Variance to place a 12' by 22' shed four feet from the rear lot line in an A-3, Rural Residential zone in accordance with Sec. 11.03(g), 11.04(e) and

11.04(f)7 of the Jefferson County Zoning Ordinance. The property is at **N2034 Blackhawk Island Road** in the Town of Koshkonong, part of PIN 016-0514-0822-006 (1 Acre).

Tammy Miller-Janke presented this petition. There were no comments or questions in favor or opposition of this petition.

Janet Sayre Hoeft questioned the driveway and noted they were out there on an inspection of the property today.

Rob Klotz gave staff report. Janet Sayre Hoeft noted there was a response in the file from the town of no objection.

V1282-08 – James & Kathleen Strauss: Create a new lot line between existing agricultural buildings at less than the minimum 20 feet required setback in accordance with Sec. 11.03(g), 11.04(e) and 11.04(f)7 of the Jefferson County Zoning Ordinance. The property is in an A-1 Agricultural zone at **N7920 Springer Road** in the Town of Waterloo, on PIN 030-0813-2622-000 (45 Acres).

James Strauss presented his petition. There were no questions or comments in favor or opposition of this petition.

Donald Carroll reviewed the criteria of a variance and questioned the use of the building. Janet Sayre Hoeft questioned a re-design of the proposed lot.

Staff report was given by Rob Klotz. Petitioner submitted the town's decision to the board which Janet Sayre Hoeft read into the record.

V1283-08 – Wayne & Tiffany Marty: Variance to allow reconstruction of a non-conforming structure in excess of 50% of its fair market value in accordance with Sec. 11.09(c) of the Jefferson County Zoning Ordinance. The site is in a Community zone in the Town of Milford at **W7065 STH 19**, on PIN 020-0814-0612-002 (1.27 Acre).

Wayne Marty presented his petition. There were no questions or comments in favor or opposition of this petition.

Janet Sayre Hoeft questioned if they have been to the town, all the new work that has already been done, and if permits were required. Donald Carroll questioned the addition. Janet Sayre Hoeft questioned the value and the project cost.

Staff report was given by Rob Klotz. Don Hepp, Supervisor from the Town of Milford, stated the petitioners are scheduled to come before the town next week.

V1284-08 – Fred & Michelle Vergenz: Variance to allow an addition to a non-conforming home at **N5637 Ziebell Road** in excess of 50% of its fair market value in accordance with Sec. 11.09(c) of the Jefferson County Zoning Ordinance. The site is in an A-1, Agricultural zone in the Town of Aztalan on PIN 002-0714-2711-000 (38.69 Acres).

Tim from Spoke Construction presented the petition. Michelle Vergenz also presented information regarding their request. There were no questions or comments in favor or opposition of the petition.

Donald Carroll questioned the mound install. Janet Sayre Hoeft questioned the non-conformity (too close to Ziebell Rd.). Donald Carroll questioned the site plans and addition.

Rob Klotz gave staff report. Tim with Spoke Construction presented the town's decision of no objection to the Committee. Janet Sayre Hoeft read the decision into the record.

8. Decisions on Above Petitions

9. Adjourn

Janet Sayre Hoeft made motion, seconded by Donald Carroll, motion carried 2-0 to adjourn @2:32 p.m.

The Board may discuss and/or take action on any item specifically listed on the agenda.

JEFFERSON COUNTY ZONING BOARD OF ADJUSTMENT

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so appropriate arrangements can be made.

DECISION OF THE ZONING BOARD OF ADJUSTMENT
JEFFERSON COUNTY, WISCONSIN

FINDINGS OF FACT

PETITION NO.: V1280-08

HEARING DATE: 10-09-2008

APPLICANT: Kirk & Brenda Killips

PROPERTY OWNER: SAME

PARCEL (PIN #): 008-0715-1643-000

TOWNSHIP: Farmington

INTENT OF PETITIONER: Sanction placement of an A-1, ag shed where lot is less than 200' width.

THE APPLICANT REQUESTS A VARIANCE FROM SECTION 11.03(d)3, 11.03(g), 11.04(e), 11.04(f)5 OF THE JEFFERSON COUNTY ZONING ORDINANCE.

THE FEATURES OF THE PROPOSED CONSTRUCTION AND PROPERTY WHICH RELATE TO THE GRANT OR DENIAL OF THE VARIANCE APPLICATION ARE:

A-1 zone minimums = 200' width, 200' depth

Side lot minimum setbacks = 20'

Parcel 43-001 is separate and saleable

A-1 lot is 37+ acres

No mapped wetland or floodplain

FACTS OR OBSERVATIONS BASED ON SITE INSPECTIONS: Property layout & location

FACTS PRESENTED AT PUBLIC HEARING: (see tape & minutes)

Want to put up an ag building in an area with less than 160' width. Land is pasture land and not in a viable hayfield.

DECISION STANDARDS

- A. NO VARIANCE MAY BE GRANTED WHICH WOULD HAVE THE EFFECT OF ALLOWING IN ANY DISTRICT A USE NOT PERMITTED IN THAT DISTRICT _____
- B. NO VARIANCE MAY BE GRANTED WHICH WOULD HAVE THE EFFECT OF ALLOWING A USE OF LAND OR PROPERTY WHICH WOULD VIOLATE STATE LAWS OR ADMINISTRATIVE RULES: _____
- C. SUBJECT TO THE ABOVE LIMITATIONS, VARIANCES MAY BE GRANTED WHERE STRICT ENFORCEMENT OF THE TERMS OF THE ORDINANCE RESULTS IN AN UNNECESSARY HARDSHIP & WHERE A VARIANCE IN THE STANDARDS WILL ALLOW THE SPIRIT OF THE ORDINANCE TO BE OBSERVED, SUBSTANTIAL JUSTICE TO BE ACCOMPLISHED, & THE PUBLIC INTEREST VIOLATED.

BASED ON THE FINDINGS OF FACT, THE BOARD CONCLUDES THAT:

- 1. UNNECESSARY HARDSHIP **IS** PRESENT IN THAT A LITERAL ENFORCEMENT OF THE TERMS OF THE ZONING ORDINANCE **WOULD** UNREASONABLY PREVENT THE OWNER FROM USING THE PROPERTY FOR A PERMITTED PURPOSE OR WOULD RENDER CONFORMITY WITH SUCH RESTRICTIONS UNNECESSARILY BURDENSOME BECAUSE the access to the property & location of the building is easy to reach by the road; is the least intrusive upon productive ag land.
- 2. THE HARDSHIP **IS** DUE TO UNIQUE PHYSICAL LIMITATIONS OF THE PROPERTY RATHER THAN THE CIRCUMSTANCES OF THE APPLICANT BECAUSE this portion of the land is so limited in productive area as well as immediate access to the roads.
- 3. THE VARIANCE **WILL NOT** BE CONTRARY TO THE PUBLIC INTEREST AS EXPRESSED BY THE PURPOSE AND INTENT OF THE ZONING ORDINANCE BECAUSE it does not alter or change any aspect of the land – it will still be used for agricultural.

A VARIANCE MAY BE GRANTED IF ALL THESE CONDITIONS ARE MET

DECISION: THE REQUESTED VARIANCE IS **GRANTED.**

MOTION: Donald Carroll **SECOND:** Janet Sayre Hoeft **VOTE:** 2-0

CONDITIONS OF APPROVAL/DENIAL:

SIGNED: _____ DATE: 10-09-2008
CHAIRPERSON

BOARD DECISIONS MAY BE APPEALED TO CIRCUIT COURT.

DECISION OF THE ZONING BOARD OF ADJUSTMENT
JEFFERSON COUNTY, WISCONSIN

FINDINGS OF FACT

PETITION NO.: V1281-08
HEARING DATE: 10-09-2008

APPLICANT: Shad W. Miller-Janke

PROPERTY OWNER: SAME

PARCEL (PIN #): 016-0514-0822-006

TOWNSHIP: Koshkonong

INTENT OF PETITIONER: To construct a 12'x22' shed in an A-3 zone at 4' from
 the rear lot line.

THE APPLICANT REQUESTS A VARIANCE FROM SECTION 11.04(e), 11.04(f)7,
11.03(g) OF THE JEFFERSON COUNTY ZONING ORDINANCE.

THE FEATURES OF THE PROPOSED CONSTRUCTION AND PROPERTY WHICH
RELATE TO THE GRANT OR DENIAL OF THE VARIANCE APPLICATION ARE:

- A-3 lot minimum setbacks = 20' side & rear
- Adjacent to A-1 zone - farm
- Room for shed south of the existing shed
- A-3 lot has only 50' depth – 200' minimum required
- Septic – permit #1998 9873 (see attached plan)
- Existing residence & 1,200 sq. ft. detached garage exists
- A-1 to A-3 in 1979

FACTS OR OBSERVATIONS BASED ON SITE INSPECTIONS: Property layout &
 location.

FACTS PRESENTED AT PUBLIC HEARING: (see tapes & minutes)
 Wants to build a 12'x22' shed next to the garage within 20' of the neighbor's lot line
 on the existing slab.

DECISION STANDARDS

- A. NO VARIANCE MAY BE GRANTED WHICH WOULD HAVE THE EFFECT OF ALLOWING IN ANY DISTRICT A USE NOT PERMITTED IN THAT DISTRICT _____
- B. NO VARIANCE MAY BE GRANTED WHICH WOULD HAVE THE EFFECT OF ALLOWING A USE OF LAND OR PROPERTY WHICH WOULD VIOLATE STATE LAWS OR ADMINISTRATIVE RULES: _____
- C. SUBJECT TO THE ABOVE LIMITATIONS, VARIANCES MAY BE GRANTED WHERE STRICT ENFORCEMENT OF THE TERMS OF THE ORDINANCE RESULTS IN AN UNNECESSARY HARDSHIP & WHERE A VARIANCE IN THE STANDARDS WILL ALLOW THE SPIRIT OF THE ORDINANCE TO BE OBSERVED, SUBSTANTIAL JUSTICE TO BE ACCOMPLISHED, & THE PUBLIC INTEREST VIOLATED.

BASED ON THE FINDINGS OF FACT, THE BOARD CONCLUDES THAT:

- 4. UNNECESSARY HARDSHIP **IS** PRESENT IN THAT A LITERAL ENFORCEMENT OF THE TERMS OF THE ZONING ORDINANCE **WOULD** UNREASONABLY PREVENT THE OWNER FROM USING THE PROPERTY FOR A PERMITTED PURPOSE OR WOULD RENDER CONFORMITY WITH SUCH RESTRICTIONS UNNECESSARILY BURDENSOME BECAUSE it's not possible to put the structure anywhere else; it's not feasible to add onto the existing garage.
- 5. THE HARDSHIP **IS** DUE TO UNIQUE PHYSICAL LIMITATIONS OF THE PROPERTY RATHER THAN THE CIRCUMSTANCES OF THE APPLICANT BECAUSE of the trees, existing septic and driveways; area was previously used as what is proposed.
- 6. THE VARIANCE **WILL NOT** BE CONTRARY TO THE PUBLIC INTEREST AS EXPRESSED BY THE PURPOSE AND INTENT OF THE ZONING ORDINANCE BECAUSE they will maintain continued access to the surrounding property; will not affect the surrounding properties; the public interest, usage & custom would continue.

A VARIANCE MAY BE GRANTED IF ALL THESE CONDITIONS ARE MET

DECISION: THE REQUESTED VARIANCE IS **GRANTED.**

MOTION: Donald Carroll **SECOND:** Janet Sayre Hoeft **VOTE:** 2-0

CONDITIONS OF APPROVAL/DENIAL:

SIGNED: _____ DATE: 10-09-2008
CHAIRPERSON

BOARD DECISIONS MAY BE APPEALED TO CIRCUIT COURT.

DECISION OF THE ZONING BOARD OF ADJUSTMENT
JEFFERSON COUNTY, WISCONSIN

FINDINGS OF FACT

PETITION NO.: V1282-08

HEARING DATE: 10-09-2008

APPLICANT: James & Kathleen Strauss

PROPERTY OWNER: SAME

PARCEL (PIN #): 030-0813-2622-000

TOWNSHIP: Waterloo

INTENT OF PETITIONER: To create a farm consolidation lot with existing
 residence & some outbuildings at 2.5 acres with rear lot line reductions from the
 existing buildings.

THE APPLICANT REQUESTS A VARIANCE FROM SECTION 11.04(f)7, 11.03(g),
 11.04(e) OF THE JEFFERSON COUNTY ZONING ORDINANCE.

THE FEATURES OF THE PROPOSED CONSTRUCTION AND PROPERTY WHICH
RELATE TO THE GRANT OR DENIAL OF THE VARIANCE APPLICATION ARE:

- A-1 farm consolidation lots are under A-3 zone controls
- 20' minimum side & rear setbacks
- Current minimum lot size is 3 acres – soon to be 5 acres
- Mapped floodplain
- Re-design could render the need for variance unnecessary

FACTS OR OBSERVATIONS BASED ON SITE INSPECTIONS: Property layout &
 location

FACTS PRESENTED AT PUBLIC HEARING: (see tape & minutes)
 Son wants to purchase the house and some buildings for an approximate 2.5A lot

DECISION STANDARDS

- A. NO VARIANCE MAY BE GRANTED WHICH WOULD HAVE THE EFFECT OF ALLOWING IN ANY DISTRICT A USE NOT PERMITTED IN THAT DISTRICT _____
- B. NO VARIANCE MAY BE GRANTED WHICH WOULD HAVE THE EFFECT OF ALLOWING A USE OF LAND OR PROPERTY WHICH WOULD VIOLATE STATE LAWS OR ADMINISTRATIVE RULES: _____
- C. SUBJECT TO THE ABOVE LIMITATIONS, VARIANCES MAY BE GRANTED WHERE STRICT ENFORCEMENT OF THE TERMS OF THE ORDINANCE RESULTS IN AN UNNECESSARY HARDSHIP & WHERE A VARIANCE IN THE STANDARDS WILL ALLOW THE SPIRIT OF THE ORDINANCE TO BE OBSERVED, SUBSTANTIAL JUSTICE TO BE ACCOMPLISHED, & THE PUBLIC INTEREST VIOLATED.

BASED ON THE FINDINGS OF FACT, THE BOARD CONCLUDES THAT:

- 7. UNNECESSARY HARDSHIP **IS** PRESENT IN THAT A LITERAL ENFORCEMENT OF THE TERMS OF THE ZONING ORDINANCE **WOULD** UNREASONABLY PREVENT THE OWNER FROM USING THE PROPERTY FOR A PERMITTED PURPOSE OR WOULD RENDER CONFORMITY WITH SUCH RESTRICTIONS UNNECESSARILY BURDENSOME BECAUSE it would result in removing tillable land from production.
- 8. THE HARDSHIP **IS** DUE TO UNIQUE PHYSICAL LIMITATIONS OF THE PROPERTY RATHER THAN THE CIRCUMSTANCES OF THE APPLICANT BECAUSE it's from a the Farm Consolidation Act and newly created lot lines.
- 9. THE VARIANCE **WILL NOT** BE CONTRARY TO THE PUBLIC INTEREST AS EXPRESSED BY THE PURPOSE AND INTENT OF THE ZONING ORDINANCE BECAUSE it is to be used for Zoning Ordinance purposes.

A VARIANCE MAY BE GRANTED IF ALL THESE CONDITIONS ARE MET

DECISION: THE REQUESTED VARIANCE IS **GRANTED.**

MOTION: Janet Sayre Hoeft **SECOND:** Donald Carroll **VOTE:** 2-0

CONDITIONS OF APPROVAL/DENIAL:

SIGNED: _____ DATE: 10-09-2008
CHAIRPERSON

BOARD DECISIONS MAY BE APPEALED TO CIRCUIT COURT.

DECISION OF THE ZONING BOARD OF ADJUSTMENT
JEFFERSON COUNTY, WISCONSIN

FINDINGS OF FACT

PETITION NO.: V1283-08
HEARING DATE: 10-09-2008

APPLICANT: Wayne & Tiffany Marty

PROPERTY OWNER: SAME

PARCEL (PIN #): 020-0814-0612-002

TOWNSHIP: Milford

INTENT OF PETITIONER: Addition/reconstruction of existing non-conforming
 residence in excess of 50% of the Fair Market Value

THE APPLICANT REQUESTS A VARIANCE FROM SECTION 11.09(c)
OF THE JEFFERSON COUNTY ZONING ORDINANCE.

THE FEATURES OF THE PROPOSED CONSTRUCTION AND PROPERTY WHICH
RELATE TO THE GRANT OR DENIAL OF THE VARIANCE APPLICATION ARE:
 STH 19 minimums = 140' centerline & 70' R.O.W.
 CTH G minimums = 110' centerline & 50' R.O.W.
 Existing residence is too close to STH 19
 2008 flood damaged – however, not in current mapped floodplain
 Septic?
 May be in revised FEMA Floodplain – elevate to 2' above proposed elevation
 See floodplain file information

FACTS OR OBSERVATIONS BASED ON SITE INSPECTIONS: Property layout &
 location

FACTS PRESENTED AT PUBLIC HEARING: (see tape & minutes)
 Wants to lift the house and reconstruct the basement in the same location.

DECISION STANDARDS

- A. NO VARIANCE MAY BE GRANTED WHICH WOULD HAVE THE EFFECT OF ALLOWING IN ANY DISTRICT A USE NOT PERMITTED IN THAT DISTRICT _____
- B. NO VARIANCE MAY BE GRANTED WHICH WOULD HAVE THE EFFECT OF ALLOWING A USE OF LAND OR PROPERTY WHICH WOULD VIOLATE STATE LAWS OR ADMINISTRATIVE RULES: _____
- C. SUBJECT TO THE ABOVE LIMITATIONS, VARIANCES MAY BE GRANTED WHERE STRICT ENFORCEMENT OF THE TERMS OF THE ORDINANCE RESULTS IN AN UNNECESSARY HARDSHIP & WHERE A VARIANCE IN THE STANDARDS WILL ALLOW THE SPIRIT OF THE ORDINANCE TO BE OBSERVED, SUBSTANTIAL JUSTICE TO BE ACCOMPLISHED, & THE PUBLIC INTEREST VIOLATED.

BASED ON THE FINDINGS OF FACT, THE BOARD CONCLUDES THAT:

- 10. UNNECESSARY HARDSHIP **IS** PRESENT IN THAT A LITERAL ENFORCEMENT OF THE TERMS OF THE ZONING ORDINANCE **WOULD** UNREASONABLY PREVENT THE OWNER FROM USING THE PROPERTY FOR A PERMITTED PURPOSE OR WOULD RENDER CONFORMITY WITH SUCH RESTRICTIONS UNNECESSARILY BURDENSOME BECAUSE the building has structural damage because of the flood; cannot live there
- 11. THE HARDSHIP **IS** DUE TO UNIQUE PHYSICAL LIMITATIONS OF THE PROPERTY RATHER THAN THE CIRCUMSTANCES OF THE APPLICANT BECAUSE of the surrounding highways and railroad; moving the building would put them in the R.O.W.
- 12. THE VARIANCE **WILL NOT** BE CONTRARY TO THE PUBLIC INTEREST AS EXPRESSED BY THE PURPOSE AND INTENT OF THE ZONING ORDINANCE BECAUSE it does not encroach anywhere; better off raising the structure higher.

A VARIANCE MAY BE GRANTED IF ALL THESE CONDITIONS ARE MET

DECISION: THE REQUESTED VARIANCE IS **GRANTED**.

MOTION: Janet Sayre Hoeft **SECOND:** Donald Carroll **VOTE:** 2-0

CONDITIONS OF APPROVAL/DENIAL: The building foundation to be raised per attached survey & drawings no less than 2' above flood elevation.

SIGNED: _____ DATE: 10-09-2008
CHAIRPERSON

BOARD DECISIONS MAY BE APPEALED TO CIRCUIT COURT.

DECISION OF THE ZONING BOARD OF ADJUSTMENT
JEFFERSON COUNTY, WISCONSIN

FINDINGS OF FACT

PETITION NO.: V1284-08

HEARING DATE: 10-09-2008

APPLICANT: Fredrick & Michelle Vergenz

PROPERTY OWNER: SAME

PARCEL (PIN #): 002-0714-2711-000

TOWNSHIP: Aztalan

INTENT OF PETITIONER: Addition to a non-conforming residence in excess of
 50% of the Fair Market Value

THE APPLICANT REQUESTS A VARIANCE FROM SECTION 11.09(c) OF
THE JEFFERSON COUNTY ZONING ORDINANCE.

THE FEATURES OF THE PROPOSED CONSTRUCTION AND PROPERTY WHICH
RELATE TO THE GRANT OR DENIAL OF THE VARIANCE APPLICATION ARE:

 Town road
 Addition going no closer to the road
 New septic

FACTS OR OBSERVATIONS BASED ON SITE INSPECTIONS: Property layout &
 location

FACTS PRESENTED AT PUBLIC HEARING: (see tape & minutes

DECISION STANDARDS

