

**Minutes of the Regular Meeting of the  
LAKE STRUCTURES APPEALS BOARD**

**Tuesday, January 25, 2005  
4:00 p.m.  
Lake Lure Municipal Center**

Present: Mary Ann Dotson, Chairman  
Beth Rose  
Fred Noble  
Stephen Webber  
Werner Maringer

Also present were: Shannon Baldwin, Community Development Administrator  
Nancy McNary, Alternate  
Harvey Jacques, Alternate  
Chuck Place, Town Manager  
Blaine Cox, Council Liaison  
Susan Lynch, Code Enforcement Clerk, Recording Secretary

Chairman Dotson called the meeting to order at 4:00 p.m.

Mr. Maringer moved to approve the agenda. The motion was seconded by Mr. Webber and approved unanimously.

The minutes of the regular meeting from November 30, 2004 were accepted upon a motion by Mr. Noble. The motion was seconded by Mr. Maringer and approved unanimously.

**1. Appeal LSA-05-01, a request from Mr. Tom Cox for a variance to permit the extension of an existing boathouse beyond the 30' limit as established by Section 94.05(B) of the Town of Lake Lure Lake Structures Regulations.**

Mr. Cox was sworn in. Chairman Rose asked Mr. Baldwin if he had a statement in regard to this appeal. Mr. Baldwin said no. Mr. Cox brought the Board up to date on the particulars of his case. His boathouse is located at the back of Sunset Cove. He would like to do renovations that would require a two foot variance for his boathouse. He has a silt problem which he feels would be controlled by this variance.

**After careful consideration by the Lake Structures Appeals Board, Mr. Webber moved that LSA-05-01 be denied based on the fact that boathouse Mr. Cox currently owns does grant him reasonable use and reasonable return from his property. The silt problem Mr. Cox addressed to the board is a concern to all lake front owners to some degree; Mr.**

**Webber suggested the silt problem could be resolved in other ways besides the granting of a variance. The motion was seconded by Mr. Maringer and Ms. Rose. Mr. Noble and Ms. Dotson were in favor of approval of LSA-05-01.**

**OLD BUSINESS:**

Chairman Dotson asked Ms. Lynch if she had heard anything from Mr. Mark Hammond (LSA-04-05) as to when his case would be reheard by the board. Ms. Lynch responded with a “no”. The board asked Mr. Baldwin if Mr. Hammond could be contacted and a date set for him to appear before the board (within thirty days). Mr. Baldwin agreed this could be done, and he would contact Mr. Hammond.

**NEW BUSINESS:**

**NONE**

**Adjournment: Mr. Webber moved to adjourn the meeting. Mr. Maringer seconded, all were in favor.**