

**Minutes of the Regular Meeting of the
Lake Structures Appeals Board**

**Tuesday, May 24, 2005
4:00 p.m.
Lake Lure Municipal Center**

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

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

Chairman Dotson called the meeting to order at 5:00 p.m.

Mr. Maringer moved LSP-05-12 be heard first and LSA- 05-02 be heard second. Ms. Rose seconded, all were in favor. Mr. Webber moved to approve the agenda as amended. Mr. Noble seconded, all were in favor.

No minutes were available for approval at this meeting.

1. LSP-05-12, a request from Mr. John Cloud to construct a deck top accessory structure atop his boathouse located at 1883 Buffalo Shoals Road over the waters of Lake Lure.

Mr. Baldwin and Mr. Cloud were sworn in. Mr. Baldwin addressed the board that part of the requirement for a deck top accessory is for the applicant to come before the Lake Structures Appeals Board. Mr. Webber asked what were Mr. Baldwin's finding when he reviewed the application. Mr. Baldwin replied the deck top accessory does not exceed the height of ten feet from the surface of the rooftop deck. Mr. Webber asked did Mr. Baldwin compare the application against the requirements for deck top accessories. Mr. Baldwin responded that he did not. Mr. Maringer responded that the deck top accessory is within the stated requirements.

Mr. Webber queried as to what is the height of the boathouse to the highest point. Mr. Cloud addressed the board and reassured the board that the boathouse does not exceed the fifteen foot height limitation to the top of the deck. His boathouse has a flat roof.

Ms. Rose moved that LSP 05-12, an application for a decktop accessory be approved. Mr. Noble seconded, all were in favor.

2. LSA-05-02, a request from Jeff Hardin representative for David Metheny, to relax the side setback requirements in order to construct a lake structure located at 255 Deerwood Drive over the waters of Lake Lure.

Mr. Hardin and Mr. Metheny were sworn in. Mr. Hardin addressed the board to explain the purpose of the variance. There was extensive discussion between the board and Mr. Hardin. Mr. Webber requested a document reflecting the 990 mark. Setback issues were addressed as well as the length of the shoreline and the existing seawall. Due to time constraints on Ms. Dotson, she requested LSA-05-02 be tabled until the June, 2005 meeting; Mr. Harden needs to list major revisions to his appeal.

Mr. Webber made a motion that LSA-05-02 be tabled until the next meeting. The anticipated modifications to the application and requested survey that shows the 990' level would be presented to the Lake Structure Appeals Board at that time. Mr. Noble seconded, all were in favor.**

OLD BUSINESS:

None

NEW BUSINESS:

Mr. Webber made the motion that the Lake Structures Appeals Board meet every fourth Tuesday of the month at 2 p.m. Mr. Noble seconded, all were in favor.

ADJOURNMENT: MR. WEBBER MOVED TO ADJOURN THE MEETING, MS. ROSE SECONDED, ALL IN FAVOR.

****FYI: Lake Structure Appeal LSA-05-02 was withdrawn on Friday, June 10, 2005 by Mr. Jeff Hardin.**