

Minutes of the Forest County Board of Adjustment  
Friday, September 6, 2024  
3:00 p.m. Forest County Board Room

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1. The meeting was call to order by Chairman Harry Thurin at 3:05 p.m.
2. The roll was called and present were Harry Thurin, Bill Lester. Casey Sponable was absent. . Others present were Mark Hughson, Cathy Hughson and Troy Beaber and Jeannie Fannin, Forest County Zoning Administrator.
3. Motion by Lester to approve the agenda, second by Thurin, all in favor, motion approved.
4. Jean Fannin confirmed compliance with the open meetings and public hearing requirements.
5. No time limit was set for anyone wanting to speak.
6. Motion to open the public hearing for comment by Lester, second by Thurin. All present voting (AYE). Motion carried.
7. Jeannie Fannin read the application
8. Mr. Hughson described the reason for the request. The lot configuration and size. He also stated he had engineers look at the existing structure and it was determined to be structurally unsound. The holding tank for this property is on the neighbors property. The new holding tank will be moved onto the Hughson property. They will also need room for this and meet all the setbacks.
9. Jeannie Fannin explained the zoning in this area and the requirements in the district.
10. Mr. Beaber showed a plot plan for the proposed new structure. Fannin communicated a couple of telephone calls that she received with questions. The callers did not feel the need to be put on record after their questions were answered.
11. There was no correspondence from the town.
12. There were no further questions from the committee.
13. The committee discussed the three tests for a variance.

**Hardship:** The committee discussed the definition of hardship and unreasonable prevention of a permitted use. The existing home is structurally unsound, so there is now way to remodel it and make it livable for 4 seasons. The committee felt that reasonable use of this property would include a new residence.

**Hardship caused by unique property limitations.** The committee discussed that the way this lot angles to a pie shape in the back limits this properties structure placement along with room for a sanitary system. There is a steep slope on this property that also hinders some construction plans and holding tank placement.

**No Harm to the Public Interest:** The committee felt that if they approved this variance there would be no harm to public interest as they are building farther away from the lot

lines than the existing structure. They are moving the holding tank to their own property.

14. Motion to approve the variance to build a home with 12ft setback to the lot line and 55ft to the OHWM, and retaining walls in order to hold back the slope by Bill Lester, second by Harry Thurin. All present voting (AYE). Motion carried.

15. Motion to adjourn by Harry Thurin, second by Bill Lester, all in favor, motion approved.

Submitted by: \_\_\_\_\_09/11/2024