

OXFORD PLANNING COMMISSION

MINUTES

NOVEMBER 6, 2018

The regular monthly meeting of the Oxford Planning Commission was called to order by the chairman, David Baker, on Tuesday, November 6, 2018, at 6:00 p.m., in the meeting room of the Oxford Community Services Building.

Other commission members in attendance were Bruce Beglin, James Reed, and Edwin Miller.

The minutes of the meeting of September 4, 2018 were approved and accepted as distributed.

CONSULTATION REQUEST

A consultation was held with Katie Schroeder, property owner of 207 and 209 South Street. Mrs. Schroeder explained to the commission that she and her husband had put their home at 209 South Street up for sale. However, they were approached by someone who made an offer on their home at 207 South Street. It was at this time that they discovered a problem with the lot line running between 207 and 209 South Street. Because both properties have been in the family, no one ever noticed a problem in the past. A natural boundary between the two properties had been created as the result of a sidewalk, that runs the length of the two houses, and an accessory building, which straddles both properties and forms an edge. The property line itself goes right through the accessory building. The sidewalk, going between the two houses, goes to the doors leading into the house at 207 South Street. The other problem is a boat ramp that has shared by both properties. Mrs. Schroeder explained that she was looking to move the lot line so that the property at 207 South Street would absorb both the accessory building and the boat ramp (including a boat slip) on its property. Mr. Baker explained that the lot on 207 South Street was a conforming property, having over 10,000 square feet, whereas the property at 209 South Street was already a non-conforming property, having less than 10,000 square feet. By moving the property line over towards 209 South Street, it would be creating even more of a non-conforming lot whereby the larger property would gain more land and the non-conforming lot becoming even smaller, as well as making the setbacks on the smaller lot even worse. He further noted that the zoning ordinance clearly states that any non-conformity shall not be made more non-conforming. As such, the commission would have to deny any request to move the property line between 207 and 209 South Street but that the request could be taken up with the Board of Appeals should Mrs. Schroeder decide to pursue the lot line revision. Mr. Baker offered that Mrs. Schroeder could look into having a deeded access to one or both lots to the boat ramp. Mrs. Schroeder responded that no one was going to want to share a boat ramp and would want a definitive lot line. Mr. Miller asked why Mrs. Schroeder couldn't just take down the shed in question. She responded that it formed a barrier between the two properties and that if it were to be moved it would affect the view from either house. As for the boat ramp, the property line currently runs right through it. Mr. Baker thought it

would be reasonable to request a notch at the end of the property line so that one lot or the other could have it included within their own property. He added that Mrs. Schroeder should look into hiring an engineer to help her look into changing the lot line. As for the shed, it would need to have at least a distance of 2' from the property line and would have to exist on either one lot or the other. Mr. Baker also suggested that a larger plat would be easier to review as well and that the survey would need to show exactly where everything exists on either of the two the properties. The commission reminded Mrs. Schroder again that her request would have to be turned down by the Planning Commission and that she could go before the Board of Appeals with a recommendation from the Planning Commission. Mrs. Schroder thanked the commission and left them with a copy of the plat of the properties that she had brought in with her to the meeting.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lisa Willoughby
Assistant Clerk

