

**Village of Bloomfield  
Zoning Board of Appeals Minutes November 19, 2020**

**Zoning Board of Appeals Members: Emery J. Warden, Kimberly Gebo & Byran Bricco**

**Absent: Terry Hall, Roslyn Duncan**

**Others Present: Kimberly Rayburn (Secretary), Jim Kier (Building & Zoning) Kimberly Sutcliffe (Applicant).**

**Warden opened the meeting at 7:00 pm, he read the public hearing notice and opened the public hearing.**

**I. Revise Area Variance # BV2-20 Stacey & Kimberly Sutcliffe property located at 7 East Main Street tax map # 68.13-1-67.000. To change the approved AV for a shed to be placed seven (7) foot to property line to five (5) feet for a 5 ft Area Variance to the side lot line where 10 feet is required. Due to incorrect information on the setback of the neighbors shed.**

Warden asked if everyone has their notes in front of them, and knew they were here for a revision to the previously approved AV on 10.22.2020, they did. Warden reviewed the history of the property. He asked for questions or concerns, there were none.

**ZBA Decision:**

**Bricco motioned and Gebo seconded the motion to approve the revision of area variance #BV2-20 previously approved on 10.22.2020 for Stacey & Kimberly Sutcliffe. Property located at 7 East Main Street tax map # 68.13-1-67.000. To place a shed seven (5) foot away from the property line with a three (5) ft Area Variance to the side lot line where 10 feet is required**

Whereas:

- 1. The Shed can be placed in another location, but it's not feasible to the applicant**
- 2. The Shed will not be an undesirable change and it fits in with the nearby properties**
- 3. The request is not substantial, requesting a three (5) foot variance to place shed seven (5) feet from the property line where ten (10) is required.**
- 4. There are no physical or environmental adverse effects**
- 5. The request is self-created**

**Roll call vote: Warden Aye, Gebo Aye, Bricco Aye.**

**All Board members present voted aye, Vote was carried unanimously.**

**II. Motions on minutes:**

**Minutes of October 22, 2020.**

**Gebo motioned and Warden seconded the motion to approve the minutes from 10/22/2020.**

**All Board members present voted Aye.**

**II. Meeting Adjourned: Warden motioned and Bricco seconded the motion to adjourn the meeting.**

**All Board members present voted aye, Vote was carried unanimously.**

Respectfully submitted,

*Kimberly Rayburn*

Town of East Bloomfield & Village of Bloomfield  
Planning Board Secretary  
Zoning Board of Appeals Secretary &  
Code Enforcement Administrative Assistant