

Village of Bloomfield Zoning Board of Appeals Meeting of December 6th, 2017

Zoning Board of Appeals Members Present, Ron Newell, Joseph Ostrowski, Roslyn Duncan, Terry Hall, Emery J. Warden

Others Present: Laura Andolino (Secretary)

Newell opened the meeting at 7:00 pm, the Public Hearing was opened.

1. **7:00 pm Area Variance Review BV5-17-Mona Eddy**, property located at 6 Hillcrest Drive., tax map#80.08-1-10.110, has applied for an **Area Variance to erect a screened in porch onto the front of her house**, a Zoning Ordinance appeal of schedule I is required as the porch will sit closer to the lot line than today's standards of forty (40) feet.

- Newell read the Legal Notice. Newell asked for the certified return receipts for the public hearing notices; the applicant mailed them to the Secretary and she supplied them to the Board. Newell asked for any written comments, there were none.
- The Board reviewed the request and read the applicants letter. Newell stated that on the plot map the yellow area of the proposed porch is too small, last page with drawing is appropriate/actual size.
- Newell read the Planning Boards recommendation of approval.

The Board then reviewed the five (5) criteria:

- 1) **Undesirable change to the neighborhood:** The Board felt that the addition would not alter the character of the neighborhood.
- 2) **Alternate Method:** The Board stated that they thought the proposed location for the addition was the best location.
- 3) **Sustainability:** The Board discussed other alternative; they felt that the request is not above and beyond what needs to be done to achieve the desired result.
- 4) **Impact on the environment:** The Board felt that there was no impact.
- 5) **Self-creation:** The Board felt that the request is self-created.

ZBA Decision:

Warden made a motion and Ostrowski seconded the motion to approve the Area Variance for Mona Eddy #BV5-17 to erect a screened in porch onto the front of her house, Zoning Ordinance appeal of schedule I is required as the porch will sit closer to the lot line than today's standards of forty (40) feet.

Record of Vote:

Ron Newell Aye, Joseph Ostrowski Aye, Roslyn Duncan Aye, Terry Hall Aye, Emery Warden, Aye.

All members present vote Aye, Vote carried unanimously.

Newell closed the Public Hearing at 7:22 pm.

2. Hall motioned and Duncan seconded and the September 28, 2017 ZBA minutes were approved with corrections.

- Newell inquired about updated trainings for Board members, Secretary Andolino explained that there have been some computer issues and she will have to get the information to the Board as soon as issues are resolved.
- Newell passed out a news article; “Navigating your local zoning board of appeals” from the Saturday, October 7, 2017 issue of the Daily Messenger, for the Board.

3. Hall motioned and Warden seconded and it was carried to adjourn the meeting a 7:32 pm.

This will be the last meeting for 2017.

Respectfully submitted,

Laura Andolino

Planning & Zoning Board Secretary