

## Village of Bloomfield Zoning Board of Appeals Meeting of September 28<sup>th</sup>, 2017

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

**Others Present:** Laura Andolino (Secretary) Jim Kier (Code Enforcement Officer), Carlton Eddy, Marilyn Eddy, Greg Joseph, Elaine Joseph, Paul Benedek, Michael Donohoe and Beverly Bailey.

**Newell opened the meeting at 6:00 pm, the Public Hearing was opened.**

**1. 6:00 pm Area Variance Review BV2-17-Elaine Joseph**, property located at 30 Elm St., tax map#68.13-1-3.000, has applied for an **Area Variance to erect an attached garage to her house**, a Zoning Ordinance appeal of schedule I is required as the garage will sit closer to the lot line than today's standards of twenty (20) feet.

- Newell read the Legal Notice. Newell asked the applicants for the certified return receipts for the public hearing notices; the applicants supplied them to the Board. Newell asked for any written comments, there were none.
- Elaine and Greg Joseph gave a brief description, stating that they would like to build a one (1) car garage on the south side of the house at the end of the existing driveway.
- Newell asked if there were any questions from the public. Eddy stated that there is an existing issue with water drain-off and wanted to ensure that this would not add additional run-off issues. Greg Joseph stated that they would do a peaked roof and bury the downspout, they also discussed the use of a French drain and additional methods to ensure that excess drain-off would not be an issue. Hall asked Eddy if this was agreeable and Eddy stated that it was.

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 feels 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:

**Hall made a motion and Duncan seconded the motion to approve the Area Variance for Elaine Joseph #BV2-17 to erect an attached garage to her house**, Zoning Ordinance appeal of schedule I is required as the garage will sit 11.5' +/- closer to the lot line than today's standards of twenty (20) feet.

### **Whereas:**

- 1) Drainage issues were discussed per permit and neighbors will be working these out.

### **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.

2. **6:15 pm Area Variance request BV3-17 for Bober was canceled;** they no longer need the variance.
3. **6:30 pm Area Variance Review BV4-17-Michael Donohoe**, property located at 16 Michigan St., tax map #67.19-2-48.110, has applied for an **Area Variance for an addition**, as the existing home is pre-existing nonconforming to today's setback regulations he needs a Zoning Ordinance appeal of Schedule I front setback.
  - Newell asked the applicants for the certified return receipts for the public hearing notices; the applicants supplied them to the Board. Newell asked for any written comments, there were none.
  - Donohoe and project manager Benedek stated the 1840's home was too small and they are looking to add a 16'x16" addition on the north end of the house. The addition will be the least invasive to current structure and match the lines of the current home.
  - Newell asked if there were any questions from the public, there were none.

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 feels 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 Hall seconded the motion to approve the Area Variance, BV4-17, Michael Donohoe addition onto existing single-family home**, for a 7.5 +/- foot front set back variance, the new structure will not sit any closer than the existing structure, as the existing home is pre-existing nonconforming to today's setback regulations he needs a Zoning Ordinance appeal of Schedule I front setback.

**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 6:38 pm.

4. Hall motioned and Warden seconded and the April 27, 2017 ZBA minutes were approved with correction, third page Ostrowski was misspelled.
  - Newell appointed Ostrowski as the vice chair. He would like to have a vice chair to run meetings in case he is unable to attend.

- Newell asked where everyone is on their trainings, Andolino stated that she will send out the updated training spreadsheet. Warden asked if on-line training is acceptable. Andolino stated that they were if they were certified. All certifications must be given to board secretary.

Hall motioned and Ostrowski seconded and it was carried to adjourn the meeting a 6:55 pm.

The next meeting is scheduled for October 26, 2017 at 7:00 pm.

Respectfully submitted,

Laura Andolino

Planning & Zoning Board Secretary