

TOWN OF EAST BLOOMFIELD

Zoning Board of Appeals Minutes March 22, 2017

Zoning Board of Appeals Members Present, Art Babcock, Mike Long, Mark Thorn

Absent: Sonja Torpey, Tim Crocker

Others Present: Kim Rayburn (Secretary), Kelli Kubinski (Applicant)

Babcock opened the meeting at 7:30 pm, Babcock waived the reading of the Public Hearing, and the hearing was opened.

- I. 7:30 pm** Area Variance Review TV1-17 Area Variance for Owner Kubinski 7301 Town Line Rd tax map # 53.00-1-23.000 has applied for an Area Variance, to erect a front porch addition onto existing single family home. A Variance to the front setback is requested as the house was built pre-existing to setback code Per Schedule I.

Babcock asked Kubinski to explain their proposal, Kubinski stated that the house was the first one built on the dead-end street it was built in 1962 and is preexisting to the current setback requirements. They would like to add on a porch with steps and redo the roof line of the house for safety and aesthetics, the house sits up in elevation, and there are trees in the yard so there would be no concern of someone hitting the house. The house sits on an angle they are requesting 7.6 inches at the closest point to the road. The Board reviewed the application and pictures provided.

ZBA Decision:

Thorn made a motion and Long seconded the motion to approve the Area Variance, TV1-17 Owner Kubinski 7301 Town Line Rd tax map # 53.00-1-23.000 has applied for an Area Variance, to erect a front porch addition onto existing single family home. A Variance to the front setback is requested as the house was built pre-existing to setback code Per Schedule I.

Whereas:

1. The amount of the Variance is not substantial
2. It would be hard to put a front porch in any other location
2. There was no public concern or objection
3. There will be no detriment to the character of the neighborhood
4. the house is on a dead- end street with very little traffic so the need for exact measurements for the variance is not as crucial
5. Note that the Zoning Board did find the proposal to be self- created

Record of Vote:

Art Babcock Aye

Mark Thorn Aye

Mike Long Aye

All Board members present voted Aye. Vote was carried unanimously.

III. Minutes of June 22, 2016

Minutes could not be voted on as Mike Long was not present at the 6/22/ 2016 meeting

IV. Meeting Adjourned

Long made a motion and Thorn seconded the motion to close the meeting @ 8:20 pm. All Board members present voted aye, Vote was carried unanimously.

Respectfully submitted,

Kim Rayburn

Planning & Zoning Board Secretary