

TOWN OF EAST BLOOMFIELD

May 25, 2022

Zoning Board of Appeals Members Present, Sonja Torpey, Art Babcock, Mark Thorn, Tim Crocker, **Absent:** Rosemary Garlapow,

Others Present: Kimberly Rayburn (Secretary) Brian Sadler (Applicant) Kelly Bollin

Torpey opened the meeting at 7:00 pm. The Board opened the public hearing and waived the reading of the public notice.

I. TNC1-22 Expansion to a non-conforming structure Brian Sadler of 7507 Eddy Road would like to erect a sunroom onto the west side of his house. His house currently sits closer to the road than today's set back requirements.

The Board reviewed the application and held a discussion on the topography of the lot. The lot drops off in the rear and it would be costly to the applicant to bring it up to a level where they could place the proposed structure. Back further. This would carry a degree of impact on the environment. The septic is on the south side, there is an underground aquifer on the property which causes the property to have water even in the dry season. Sadler stated that the room will be a four-season room to enjoy their love of plants. It will match the house roof line. The winter months are the hardest months and they would love to be able to sit and look out the windows and enjoy this room. It will not be any closer to the road than his current home. There is a huge walnut tree behind the house that he does not want to get rid of. The East Side has the natural gas line, the plumbing and the septic.

Babcock asked about the oak tree in the front yard. Sadler stated the months are called spongy months now and he has shared information on the Bloomfield Community page on how to get rid of them. Thorn asked how far the current home sits off of the road. Sadler stated the house was built in the 1890's before the road was there. The road encroached on the house. Babcock stated that it sits 10.1 feet from the highway right of way line. Sadler stated that the 3-bay garage to the west meets the required setback.

Sadler stated he brought in fill and planted fruit trees baby pine trees and raised bed gardens. They love the outdoors and the wildlife. There are robins' nest in the eaves of the house and he wants to leave them alone.

Babcock stated there is a lot of screening on the property.

Thorn motioned and Torpey seconded to close the public hearing, all Board members present voted Aye.

The Board reviewed the criteria for an expansion to a non-conforming structure.

- They feel the location and size is not significant.
- The nature and intensity of the proposal is not intense and will not have a negative impact.
- The screening was discussed in the minutes above, they are actively planting and the property currently has screening of trees and shrubs.
- The off-street parking remains the same and will not inconvenience adjacent properties.
- The ZBA puts no conditions on the proposal.

Thorn motioned Crocker seconded to grant TNC1-22 Expansion to a non-conforming structure to Brian Sadler of 7507 Eddy Road to erect a sunroom onto the west side of his house. His house currently sits closer to the road than today's set back requirements.

Whereas:

1. Location of the septic, leach field, walnut tree, and the natural gas line makes the proposed location desirable.
2. The new structure is no closer to the road than the existing structure.
3. The proposed is keeping with the aesthetics of the home and the neighborhood.
4. There are no other conditions added to the project.

Record of Vote:

Babcock **Aye** Thorn **Aye** Torpey **Aye** Crocker **Aye**

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

IV. Meeting Adjourned

Thorn motioned and Crocker seconded to adjourn at 7:45 pm. All Board Members present vote Aye. Vote was carried.

Respectfully submitted,

Kimberly Rayburn

Planning & Zoning Board Secretary