

## WEST BLOOMFIELD ZONING BOARD OF APPEALS MEETING

May 4, 2005

**PRESENT:** Chrmn. Larry Houck, James Foote, Robert Swain, Dean Huff and  
Deborah Hastings                      **Also Present:** Scott Storke, CEO

**\*7:40PM:** Chrmn. Houck called the meeting to order and read the Legal Notice for:

### PUBLIC HEARING:

**Thomas Tenny** – Area Variance.....Art Babcock was present and passed out copies of the Subdivision Map to the board members for their review. He noted that he had started working on this project prior to Approval of the new Zoning Regulations and, at that time, Flag Lots were allowed. He also noted that everything else on the map complies with zoning requirements. James Foote asked if Art had discussed any alternatives with Mr. Tenny that would allow him to proceed without a variance? Art replied “Yes.” However, it is Mr. Tenny’s intention to divide the land into parcels that contain at least (5) five acres so people can keep a horse if they want. There was also a discussion about subdividing the property into (5) parcels but changing the acreage on the lots so they would all meet the minimum frontage requirements? Bob Swain stated that this was the first time (since he had been on the board) that the ZBA was being asked to rule on something like this. Scott Storke referred the board members to the section in the zoning regulations (book) that explains how a person does not have to be denied, prior to coming before the ZBA. Dean Huff asked about the possibility of the (2) Flag Lots sharing a common driveway? Bob Swain also suggested reconfiguring proposed lots 4, 5 & 6 into just (2) lots, which would eliminate the need for a variance? Art Babcock noted that, by combining these lots would result in Mr. Tenny only having (4) lots available to sell and he wants the additional income provided by being able to offer a 5<sup>th</sup> building lot for sale. There were no further questions or comments and Hearing closed at 8:30PM

**Vote:** Chrmn. Houck asked the board members how they would like to proceed on this application? He noted they could vote on the application now or table it for (30) days and request input from the Town Board on what their intent was, when approving the new Zoning Regulations, with regards to Flag Lots. James Foote stated that in the old Zoning Regulations this was not an issue because Width was the criteria used. However, in the new Zoning Regulations, there is a conflict between what is written and what is listed in the schedule. Therefore, I (James Foote) make a motion to table this matter pending input from the Town Board. Dean Huff seconded the motion, with ayes by all, and motion carried. **Variance Application for Tom Tenny Tabled.**

**March 2<sup>nd</sup> Minutes.....**James Foote made a motion to approve the minutes. Debbie Hastings seconded the motion, with ayes by all, and motion carried. **Minutes Approved.**

9:15PM – Bob Swain made a motion to adjourn the meeting. Dean Huff seconded the motion, with ayes by all, and motion carried.