

***Town of Farmington Zoning Board of Appeals
Meeting Agenda May 24, 2010***

1. Open Meeting at 7:00 p.m.
2. Approval of April 26, 2010 Zoning Board of Appeals Meeting Minutes.
3. Continued Public hearing (Legal Notices published in the Daily Messenger on Monday, April 19, 2010).

#ZB 0401-10 Jon Stone c/o Ryan Homes AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 35. of the Farmington Town Code. The applicant wishes to construct a single family dwelling twenty (20) feet from the front property line. The Town Code requires a minimum sixty (60) foot set back from the front property line. The property is located at 290 Stonefield Lane, Lot #21 of the Stonewood Subdivision and is zoned A-80 Agricultural District.

3. Public hearings (Legal Notices published in the Daily Messenger on Monday, May 17, 2010).

#ZB 0501-10 Mr. & Mrs. Peter Ferstead AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 21. G. of the Farmington Town Code. The applicant wishes to construct a deck 20 feet from the rear property line. The Town Code specifies that a structure must be set back a minimum of 30 feet from the rear property line. The property is located at 1257 Holland Drive and is zoned R-7.2 Planned Subdivision District.

#ZB 0502-10 Ronald Figler AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 35. of the Farmington Town Code. The applicant wishes to erect an addition to his private garage that will be located 12.4 feet from the south side property line. The Town Code specifies that such a structure must be set back a minimum of 30 from the side property line. The property is located at 150 Church Avenue and is zoned NB Neighborhood Business.

#ZB 0503-10 George Derue AREA VARIANCE

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 43. B. 1. (a) of the Farmington Town Code. The applicant wishes to erect two commercial speech ground signs on his property (Lot #2 of the George Mercier Subdivision). The Town Code allows only one ground sign on a parcel of land. The property is located at 6000 Mercier Boulevard and is zoned IZ Incentive Zoning District.

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5. Board Business:
 - a. #ZB 0401-10 Jon Stone c/o Ryan Homes, Area Variance
 - b. #ZB 0501-10 Mr. & Mrs. Peter Ferstead, Area Variance
 - c. #ZB 0502-10 Ron Figler, Area Variance
 - d. #ZB 0503-10 George Derue, Area Variance

6. Public comments – open forum

7. Other Board Matters:
 - a. On-site-use Wind Energy Local Law
 - b. Wind Energy Farm District Local Law

8. Director of Development Update:

9. Code Enforcement Officer Update:

10. **Next Meeting Date – June 28, 2010**

11. Adjournment