

***Town of Farmington Zoning Board of Appeals
Meeting Agenda
January 26, 2009***

1. Open Meeting at 7:00 p.m.
2. Approval of November 24, 2008 Zoning Board of Appeals Meeting Minutes.
3. Public hearing - Legal Notice published in The Daily Messenger on January 19, 2009.

#ZB 0101-09

Passero Associates

Area Variance

The applicant is requesting an area variance to Chapter 165, Article IV, Section 35. A of the Farmington Town Codes. The applicant wishes to erect a principal dwelling structure that encroaches 1.1 feet into the front setback. The dwelling would be located 58.9 feet from the front property line. The Town Code requires a minimum front setback of 60 feet from the front property line. The property is located at 317 Stonefield Road and is currently known as Lot 40 of the Stonewood Subdivision Tract. The property is zoned A-80 Agricultural District.

4. Board Business
 - a. Decision on #ZB0101-09 Passero Associates Area Variance
5. Public comments – open forum
6. Other Board Matters:
 - a. Introduction of new ZBA member – Raymond Ward
 - b.
7. Director of Development Update
8. Code Enforcement Officer Update
9. **Next Meeting Date – February 23, 2009**
10. Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda
February 23, 2009***

3. Open Meeting at 7:00 p.m.
4. Approval of January 26, 2009 Zoning Board of Appeals Meeting Minutes.
3. Public hearing - Legal Notice published in The Daily Messenger on February 13, 2009.

#ZB 0201-09 Mr. & Mrs. Kenneth Freedman Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 58. A of the Farmington Town Codes. The applicant wishes to erect a Principal Dwelling Structure that will be located behind an Accessory Structure on the Lot. The Town Code requires a Principal Dwelling Structure to be located in front of an Accessory Structure. The property is located at 1654 New Michigan Road and is zoned RR-80 Rural Residential District.

4. Board Business
 - a. Decision on #ZB0201-09 Mr. & Mrs. Kenneth Freedman Area Variance
5. Public comments – open forum
6. Other Board Matters:
 - c.
 - d.
7. Director of Development Update
8. Code Enforcement Officer Update
9. **Next Meeting Date – March 23, 2009**
10. Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda
March 23, 2009***

5. Open Meeting at 7:00 p.m.
6. Approval of February 23, 2009 Zoning Board of Appeals Meeting Minutes.
3. Public hearings - Legal Notices published in The Daily Messenger on March 16, 2009.

#ZB 0302-09 Dale Hunt Area Variance

The applicant is requesting an area variance to Chapter 165, Article IV, Section 19.B. (1) of the Farmington Town Codes. The applicant wishes to erect an indoor riding arena, 72 feet wide by 190 feet deep, located 51.8 feet from a property line. The Town Code requires a minimum of 200 feet set back from a property line for a structure that shelters animals. The property is located at 471 Hook Road and is zoned RR-80 Rural Residential District.

#ZB 0303-09 Helen DiPacific Area Variance

The applicant is requesting an area variance to Chapter 165, Article IV, Section 34. J. (1) (a) of the Farmington Town Codes. The applicant wishes to locate a driveway 110 feet from the intersection of County Road 41 and Hathaway Drive. The Town Code requires a minimum separation of 150 feet for a driveway to be placed from an intersection on property located within the Town's Major Thoroughfare Overlay District. The property is located at 5970 County Road 41 and is zoned GB General Business.

#ZB 0304-09 John Williams Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 58. A. of the Farmington Town Codes. The applicant wishes to construct an accessory structure in the front yard portion of a site. The Town Code requires accessory structures to be located in the rear yard portion of a site. The property is located at 179 Yellow Mills Road and is zoned A-80 Agricultural District.

#ZB 0305-09 Brian Gilbert Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 58. A. of the Farmington Town Codes. The applicant wishes to construct an accessory structure in the front yard portion of a site. The Town Code requires accessory structures to be located in the rear yard portion of a site. The property is located at 6060 Allen Padgham Road and is zoned RS-25, Residential Suburban, 25,000 square foot minimum lot size.

#ZB 0306-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 9, 11.28 feet from a side property line. The Town Code requires a minimum side line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0307-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 16, 17.53 feet from a side property line. The Town Code requires a minimum side line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0308-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 33, 9.45 feet from a side property line. The Town Code requires a minimum side line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0309-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a three unit, multi-family dwelling, identified as Building # 33, 9.33 feet from a side property line. The Town Code requires a minimum side line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0310-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a four unit, multi-family dwelling, identified as Building # 60, 15.03 feet from a rear property line. The Town Code requires a minimum rear yard line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0311-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 47, 23.02 feet from a rear property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0312-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a four unit, multi-family dwelling, identified as Building # 43, 23.02 feet from a rear property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0313-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 44, 23.02 feet from a rear property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0314-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 45, 14.64 feet from a rear property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0315-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 54, 14.55 feet from a rear property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0316-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. B. of the Farmington Town Codes. The applicant wishes to construct multi-family dwelling units, on Lot #2, at a density of 10.12 dwelling units per acre. The Town Code requires a maximum density of 8 dwelling units per acre. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0317-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 46, 14.64 feet from a side property line. The Town Code requires a minimum side line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0318-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 46, 23.02 feet from a rear property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0319-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 41, 22.72 feet from a rear property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0320-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 41, 25.00 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0321-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a four unit, multi-family dwelling, identified as Building # 42, 22.25 feet from a side property line. The Town Code requires a minimum side line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0322-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a four unit, multi-family dwelling, identified as Building # 42, 26.58 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0323-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 8, 11.26 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0324-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 22, 11.02 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0325-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a three unit, multi-family dwelling, identified as Building # 32, 10.50 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0326-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a three unit, multi-family dwelling, identified as Building # 40, 11.36 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0327-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 17, 17.53 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0328-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 21, 19.55 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0329-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 49, 9.57 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0330-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 53, 15.40 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0331-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 55, 24.44 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0332-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 59, 15.02 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0333-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 41, 28.44 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0334-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 48, 17.72 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

4. Board Business

- | | | | |
|----|------------------------|------------------------|---------------|
| a. | Decision on #ZB0302-09 | Dale Hunt | Area Variance |
| b. | Decision on #ZB0303-09 | Helen DiPacific | Area Variance |
| c. | Decision on #ZB0304-09 | John Williams | Area Variance |
| d. | Decision on #ZB0305-09 | Brian Gilbert | Area Variance |
| e. | Decision on #ZB0306-09 | Morgan Plastermill LLC | Area Variance |
| f. | Decision on #ZB0307-09 | Morgan Plastermill LLC | Area Variance |
| h. | Decision on #ZB0308-09 | Morgan Plastermill LLC | Area Variance |
| i. | Decision on #ZB0309-09 | Morgan Plastermill LLC | Area Variance |
| j. | Decision on #ZB0310-09 | Morgan Plastermill LLC | Area Variance |
| k. | Decision on #ZB0311-09 | Morgan Plastermill LLC | Area Variance |
| l. | Decision on #ZB0312-09 | Morgan Plastermill LLC | Area Variance |

m.	Decision on #ZB0313-09	Morgan Plastermill LLC	Area Variance
n.	Decision on #ZB0314-09	Morgan Plastermill LLC	Area Variance
o.	Decision on #ZB0315-09	Morgan Plastermill LLC	Area Variance
p.	Decision on #ZB0316-09	Morgan Plastermill LLC	Area Variance
q.	Decision on #ZB0317-09	Morgan Plastermill LLC	Area Variance
r.	Decision on #ZB0318-09	Morgan Plastermill LLC	Area Variance
s.	Decision on #ZB0319-09	Morgan Plastermill LLC	Area Variance
t.	Decision on #ZB0320-09	Morgan Plastermill LLC	Area Variance
u.	Decision on #ZB0321-09	Morgan Plastermill LLC	Area Variance
v.	Decision on #ZB0322-09	Morgan Plastermill LLC	Area Variance
w.	Decision on #ZB0323-09	Morgan Plastermill LLC	Area Variance
x.	Decision on #ZB0324-09	Morgan Plastermill LLC	Area Variance
y.	Decision on #ZB0325-09	Morgan Plastermill LLC	Area Variance
z.	Decision on #ZB0326-09	Morgan Plastermill LLC	Area Variance
aa.	Decision on #ZB0327-09	Morgan Plastermill LLC	Area Variance
bb.	Decision on #ZB0328-09	Morgan Plastermill LLC	Area Variance
cc.	Decision on #ZB0329-09	Morgan Plastermill LLC	Area Variance
dd.	Decision on #ZB0330-09	Morgan Plastermill LLC	Area Variance
ee.	Decision on #ZB0331-09	Morgan Plastermill LLC	Area Variance
ff.	Decision on #ZB0332-09	Morgan Plastermill LLC	Area Variance
gg.	Decision on #ZB0333-09	Morgan Plastermill LLC	Area Variance

5. Public comments – open forum
6. Other Board Matters:
 - e.
 - f.
7. Director of Development Update
8. Code Enforcement Officer Update
9. **Next Meeting Date – April 27, 2009**
10. Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda
April 27, 2009***

7. Open Meeting at 7:00 p.m.
8. Approval of March 23, 2009 Zoning Board of Appeals Meeting Minutes.
3. Public hearings – Continued from March 23, 2009 Zoning Board of Appeals Meeting
Legal Notices published in The Daily Messenger on March 16, 2009.

#ZB 0302-09 Dale Hunt Area Variance

The applicant is requesting an area variance to Chapter 165, Article IV, Section 19.B. (1) of the Farmington Town Codes. The applicant wishes to erect an indoor riding arena, 72 feet wide by 190 feet deep, located 51.8 feet from a property line. The Town Code requires a minimum of 200 feet set back from a property line for a structure that shelters animals. The property is located at 471 Hook Road and is zoned RR-80 Rural Residential District.

#ZB 0306-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 9, 11.28 feet from a side property line. The Town Code requires a minimum side line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0307-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 16, 17.53 feet from a side property line. The Town Code requires a minimum side line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0308-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 33, 9.45 feet from a side property line. The Town Code requires a minimum side line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0309-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a three unit, multi-family dwelling, identified as Building # 33, 9.33 feet from a side property line. The Town Code requires a minimum side line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0310-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a four unit, multi-family dwelling, identified as Building # 60, 15.03 feet from a rear property line. The Town Code requires a minimum rear yard line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0311-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 47, 23.02 feet from a rear property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0312-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a four unit, multi-family dwelling, identified as Building # 43, 23.02 feet from a rear property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0313-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 44, 23.02 feet from a rear property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0314-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 45, 14.64 feet from a rear property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0315-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 54, 14.55 feet from a rear property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0316-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. B. of the Farmington Town Codes. The applicant wishes to construct multi-family dwelling units, on Lot #2, at a density of 10.12 dwelling units per acre. The Town Code requires a maximum density of 8 dwelling units per acre. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0317-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 46, 14.64 feet from a side property line. The Town Code requires a minimum side line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0318-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 46, 23.02 feet from a rear property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0319-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 41, 22.72 feet from a rear property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0320-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 41, 25.00 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0321-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a four unit, multi-family dwelling, identified as Building # 42, 22.25 feet from a side property line. The Town Code requires a minimum side line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0322-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a four unit, multi-family dwelling, identified as Building # 42, 26.58 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0323-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 8, 11.26 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0324-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 22, 11.02 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0325-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a three unit, multi-family dwelling, identified as Building # 32, 10.50 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0326-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a three unit, multi-family dwelling, identified as Building # 40, 11.36 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0327-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 17, 17.53 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0328-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 21, 19.55 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0329-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 49, 9.57 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0330-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 53, 15.40 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0331-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 55, 24.44 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0332-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 59, 15.02 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0333-09

Morgan Plaster Mill, LLC

Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 41, 28.44 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

#ZB 0334-09 Morgan Plaster Mill, LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article VI, Section 79. G. (2) of the Farmington Town Codes. The applicant wishes to construct a six unit, multi-family dwelling, identified as Building # 48, 17.72 feet from a side property line. The Town Code requires a minimum rear line setback of 40 feet. The property is located at the northwest corner of Plaster Mill Road and Gateway Drive and is zoned RMF Residential Multi-Family District.

4. Public hearings – Legal Notices published in the Daily Messenger on Monday, April 20, 2009.

#ZB 0401-09 John Holton Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 62 of the Farmington Town Code. The applicant wishes to locate a hot tub in the side yard. The Town Code allows swimming pools/hot tubs in only the rear yard portion of a Lot. The property is located at 5230 Maxwell Road and is zoned A-80 Agricultural District.

#ZB 0402-09 Dale Hunt Area Variance

The applicant wishes to erect an indoor riding arena in the front yard portion of his parcel. A riding arena is defined as an accessory structure. Accessory structures must be located in the rear yard portion of the property. The property is located 471 Hook Road and is zoned RR-80 Rural Residential District.

#ZB 0403-09 Mary Jaehn Dushenko Use Variance

The applicant wishes to use her property with existing barns for the purpose of keeping animals. The keeping of animals in the RS-25 District is not allowed. The property is located at 106 Hook Road and is zoned RS-25 Residential Suburban.

5. Board Business

a.	Decision on #ZB0302-09	Dale Hunt	Area Variance
b.	Decision on #ZB0306-09	Morgan Plastermill LLC	Area Variance
c.	Decision on #ZB0307-09	Morgan Plastermill LLC	Area Variance
d.	Decision on #ZB0308-09	Morgan Plastermill LLC	Area Variance
e.	Decision on #ZB0309-09	Morgan Plastermill LLC	Area Variance
f.	Decision on #ZB0310-09	Morgan Plastermill LLC	Area Variance
g.	Decision on #ZB0311-09	Morgan Plastermill LLC	Area Variance
h.	Decision on #ZB0312-09	Morgan Plastermill LLC	Area Variance
i.	Decision on #ZB0313-09	Morgan Plastermill LLC	Area Variance
j.	Decision on #ZB0314-09	Morgan Plastermill LLC	Area Variance
k.	Decision on #ZB0315-09	Morgan Plastermill LLC	Area Variance
l.	Decision on #ZB0316-09	Morgan Plastermill LLC	Area Variance
m.	Decision on #ZB0317-09	Morgan Plastermill LLC	Area Variance
n.	Decision on #ZB0318-09	Morgan Plastermill LLC	Area Variance
o.	Decision on #ZB0319-09	Morgan Plastermill LLC	Area Variance
p.	Decision on #ZB0320-09	Morgan Plastermill LLC	Area Variance

q.	Decision on #ZB0321-09	Morgan Plastermill LLC	Area Variance
r.	Decision on #ZB0322-09	Morgan Plastermill LLC	Area Variance
s.	Decision on #ZB0323-09	Morgan Plastermill LLC	Area Variance
t.	Decision on #ZB0324-09	Morgan Plastermill LLC	Area Variance
u.	Decision on #ZB0325-09	Morgan Plastermill LLC	Area Variance
v.	Decision on #ZB0326-09	Morgan Plastermill LLC	Area Variance
w.	Decision on #ZB0327-09	Morgan Plastermill LLC	Area Variance
x.	Decision on #ZB0328-09	Morgan Plastermill LLC	Area Variance
y.	Decision on #ZB0329-09	Morgan Plastermill LLC	Area Variance
z.	Decision on #ZB0330-09	Morgan Plastermill LLC	Area Variance
aa.	Decision on #ZB0331-09	Morgan Plastermill LLC	Area Variance
bb.	Decision on #ZB0332-09	Morgan Plastermill LLC	Area Variance
cc.	Decision on #ZB0333-09	Morgan Plastermill LLC	Area Variance
dd.	Decision on #ZB0401-09	John Holton	Area Variance
ee.	Decision on #ZB0402-09	Dale Hunt	Area Variance
ff.	Decision on #ZB0403-09	Mary Jaehn Dushenko	Use Variance

6. Public comments – open forum
7. Other Board Matters:
 - g.
 - h.
8. Director of Development Update
9. Code Enforcement Officer Update
10. **Next Meeting Date – May 18, 2009**
10. Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda
May 18, 2009***

9. Open Meeting at 7:00 p.m.
10. Approval of April 27, 2009 Zoning Board of Appeals Meeting Minutes.
3. Public hearings – Continued from March 23, 2009 and the April 27, 2009 Zoning Board of Appeals Meeting - Legal Notices published in The Daily Messenger on March 16, 2009.

#ZB 0401-09 John Holton Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 62 of the Farmington Town Code. The applicant wishes to locate a hot tub in the side yard. The Town Code allows swimming pools/hot tubs in only the rear yard portion of a Lot. The property is located at 5230 Maxwell Road and is zoned A-80 Agricultural District.

#ZB 0403-09 Mary Jaehn Dushenko Use Variance

The applicant wishes to use her property with existing barns for the purpose of keeping animals. The keeping of animals in the RS-25 District is not allowed. The property is located at 106 Hook Road and is zoned RS-25 Residential Suburban.

4. Public hearings – Legal Notices published in the Daily Messenger on Monday, May 11, 2009.

#ZB0501-09 Farmington Storage LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article IV, Section 35 of the Farmington Town Code. The applicant wishes to construct a 1420 square foot addition with a front setback of 75.3 feet. The Town Code requires a minimum front setback of 100 feet. The property is located at 6229 State Route 96 and is zoned GB General Business and further regulated by the MTOD Major Thoroughfare Overlay District.

#ZB0502-09

Mark Poretta

Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 65.1, Sub-sections A., E., F., G., H. and K. of the Farmington Town Code. The applicant wishes to place an outdoor furnace unit on a parcel of land located within the A-80 Agricultural District [Sub-section A]. The applicant wishes to place an outdoor furnace in the front yard portion of the lot. The Town Code requires outdoor furnaces to be located in the rear or side yard portions of a lot [Sub-section E]. The Town Code also prohibits the placement of outdoor furnaces in the front yard portion of a lot [Sub-section F]. The applicant wishes to place an outdoor furnace 24 feet from the nearest lot line. The Town Code requires a minimum set back of 300 feet from the nearest lot line [Sub-section G]. The applicant wishes to place an outdoor furnace 194.91 feet from the nearest neighboring dwelling. The Town Code requires outdoor furnaces to be placed not closer than 300 feet to the nearest neighboring dwelling [Sub-section H]. The applicant desires to install an outdoor furnace 154 feet from the Canandaigua/Farmington Town Line and 300 from outdoor furnace to the Farmington/Manchester Town Line. The Town Code requires a minimum set back of 500 feet from the municipal boundary [Sub-section K]. The property is located at 4414 Latting Road and is zoned A-80 Agricultural District.

#ZB0503-09

Mark Poretta

Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 58 of the Farmington Town Code. The applicant wishes to locate a single story storage shed (8 feet by 12 feet in area) in the front yard portion of a Lot. The Town Code allows accessory structures only in the rear yard portion of a Lot. The property is located at 4414 Latting Road and is zoned A-80 Agricultural District.

#ZB0504-09

Earl Johnson

Use Variance

The applicant is requesting a use variance to Chapter 165, Article IV, Section 18 of the Farmington Town Code. The applicant wishes to construct a pavilion (24 feet by 24 feet in size and 13 feet in height) to be located on a vacant parcel of land. A pavilion is considered to be an accessory structure. The Town Code allows an accessory structure to be placed on a lot where a principal structure exists. The property is located on the north side of Rushmore Road, west of 4650 Rushmore Road and is zoned A-80 Agricultural District.

5. Board Business

- | | | | |
|----|------------------------|------------------------|---------------|
| a. | Decision on #ZB0306-09 | Morgan Plastermill LLC | Area Variance |
| b. | Decision on #ZB0307-09 | Morgan Plastermill LLC | Area Variance |
| c. | Decision on #ZB0308-09 | Morgan Plastermill LLC | Area Variance |
| d. | Decision on #ZB0309-09 | Morgan Plastermill LLC | Area Variance |
| e. | Decision on #ZB0310-09 | Morgan Plastermill LLC | Area Variance |
| f. | Decision on #ZB0311-09 | Morgan Plastermill LLC | Area Variance |
| g. | Decision on #ZB0312-09 | Morgan Plastermill LLC | Area Variance |
| h. | Decision on #ZB0313-09 | Morgan Plastermill LLC | Area Variance |
| i. | Decision on #ZB0314-09 | Morgan Plastermill LLC | Area Variance |
| j. | Decision on #ZB0315-09 | Morgan Plastermill LLC | Area Variance |
| k. | Decision on #ZB0316-09 | Morgan Plastermill LLC | Area Variance |
| l. | Decision on #ZB0317-09 | Morgan Plastermill LLC | Area Variance |
| m. | Decision on #ZB0318-09 | Morgan Plastermill LLC | Area Variance |

n.	Decision on #ZB0319-09	Morgan Plastermill LLC	Area Variance
o.	Decision on #ZB0320-09	Morgan Plastermill LLC	Area Variance
p.	Decision on #ZB0321-09	Morgan Plastermill LLC	Area Variance
q.	Decision on #ZB0322-09	Morgan Plastermill LLC	Area Variance
r.	Decision on #ZB0323-09	Morgan Plastermill LLC	Area Variance
s.	Decision on #ZB0324-09	Morgan Plastermill LLC	Area Variance
t.	Decision on #ZB0325-09	Morgan Plastermill LLC	Area Variance
u.	Decision on #ZB0326-09	Morgan Plastermill LLC	Area Variance
v.	Decision on #ZB0327-09	Morgan Plastermill LLC	Area Variance
w.	Decision on #ZB0328-09	Morgan Plastermill LLC	Area Variance
x.	Decision on #ZB0329-09	Morgan Plastermill LLC	Area Variance
y.	Decision on #ZB0330-09	Morgan Plastermill LLC	Area Variance
a.	Decision on #ZB0331-09	Morgan Plastermill LLC	Area Variance
aa.	Decision on #ZB0332-09	Morgan Plastermill LLC	Area Variance
bb.	Decision on #ZB0333-09	Morgan Plastermill LLC	Area Variance
cc.	Decision on #ZB0501-09	Farmington Storage LLC	Area Variance
dd.	Decision on #ZB0401-99	John Holten	Area Variance
ee.	Decision on #ZB0403-09	Mary Jaehn Dushenko	Use Variance
ff.	Decision on #ZB0502-09	Mark Porretta	Area Variance
gg.	Decision on #ZB0503-09	Mark Porretta	Area Variance
hh.	Decision on #ZB0504-09	Earl Johnson	Use Variance

6. Public comments – open forum
7. Other Board Matters:
 - i.
 - j.
8. Director of Development Update
9. Code Enforcement Officer Update
10. **Next Meeting Date – June 22, 2009**
11. Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda
June 22, 2009***

11. Open Meeting at 7:00 p.m.
12. Approval of May 18, 2009 Zoning Board of Appeals Meeting Minutes.
3. Public hearings – Continued from the May 18, 2009 Zoning Board of Appeals Meeting - Legal Notices published in The Daily Messenger on May 11, 2009.

#ZB0501-09 Farmington Storage LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article IV, Section 35 of the Farmington Town Code. The applicant wishes to construct a 1420 square foot addition with a front setback of 75.3 feet. The Town Code requires a minimum front setback of 100 feet. The property is located at 6229 State Route 96 and is zoned GB General Business and further regulated by the MTOD Major Thoroughfare Overlay District.

#ZB0504-09 Earl Johnson Use Variance

The applicant is requesting a use variance to Chapter 165, Article IV, Section 18 of the Farmington Town Code. The applicant wishes to construct a pavilion (24 feet by 24 feet in size and 13 feet in height) to be located on a vacant parcel of land. A pavilion is considered to be an Accessory Structure. The Town Code allows an Accessory Structure to be placed on a Lot where a principal structure exists. The property is located on the north side of Rushmore Road, west of 4650 Rushmore Road and is zoned A-80 Agricultural District.

#ZB0505-09 Vance Kannapel Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 58. A. of the Farmington Town Code. The applicant wishes to construct an Accessory Structure (an 8 foot by 12 foot wooden storage shed) in the front yard portion of the Lot. The Town Code allows an Accessory Structure to be placed only in the rear yard portion of a Lot. The property is located at 159 Honeysuckle Lane and is zoned RS-25, Residential Suburban District.

4. Public hearings – Legal Notices published in the Daily Messenger on Monday, June 15, 2009.

#ZB0601-09 Andrew Plenniger Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 58. A. of the Farmington Town Code. The applicant wishes to construct an Accessory Structure, a 48 foot by 28 foot pole barn containing a total of 1,344 square feet, to be located in the Front Yard portion of a Lot. The Town Code requires Accessory Structures to be located in the Rear Yard portion of a Lot. The property is located at 119 Yellow Mills Road and is zoned A-80 Agricultural District.

#ZB0602-09 Jill Ausfeld Area Variances

The applicant is requesting two area variances to Chapter 165, Article V, Section 58. A. of the Farmington Town Code. The applicant wishes to construct a new single-family dwelling on a Lot which would result in an existing Accessory Structure, a 28 foot by 40 foot (1,120 square foot) frame barn to be located in the Side Yard portion of the Lot. In addition, the applicant desires to construct a second Accessory Structure, to be used for the housing of animals, which would be located in the front yard portion of the Lot. The Town Code requires Accessory Structures to be located in the Rear Yard portion of the Lot. The property is located at 740 Weigert Road and is zoned RR-80 Rural Residential 80,000 square foot Lot size.

#ZB0603-09 Jeffrey Smith Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 58. A. of the Farmington Town Code. The applicant wishes to construct a detached garage, an Accessory Structure, in the Side Yard portion of the Lot. The Town Code requires Accessory Structures to be located in the Rear Yard portion of the Lot. The property is located at 4981 Maxwell Road and is zoned A-80 Agricultural District.

5. Board Business

a.	Decision on #ZB 0501-09	Farmington Storage LLC	Area Variance
b.	Decision on #ZB 0504-09	Earl Johnson	Use Variance
c.	Decision on #ZB 0505-09	Vance Kannapel	Area Variance
d.	Decision on #ZB 0601-09	Andrew Plenniger	Area Variance
e.	Decision on #ZB 0602-09	Jill Ausfeld	Area Variances
f.	Decision on #ZB 0603-09	Jeffrey Smith	Area Variance

6. Public comments – open forum

7. Other Board Matters:

- k.
l.

8. Director of Development Update
9. Code Enforcement Officer Update
10. **Next Meeting Date – July 27, 2009**
11. Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda
July 27, 2009***

13. Open Meeting at 7:00 p.m.
14. Approval of June 22, 2009 Zoning Board of Appeals Meeting Minutes.
3. Public hearings – Continued from the May 18, 2009 and June 22, 2009 Zoning Board of Appeals Meetings - Legal Notices published in The Daily Messenger on May 11, 2009.

#ZB0504-09 Earl Johnson Use Variance

The applicant is requesting a use variance to Chapter 165, Article IV, Section 18 of the Farmington Town Code. The applicant wishes to construct a pavilion (24 feet by 24 feet in size and 13 feet in height) to be located on a vacant parcel of land. A pavilion is considered to be an Accessory Structure. The Town Code allows an Accessory Structure to be placed on a Lot where a principal structure exists. The property is located on the north side of Rushmore Road, west of 4650 Rushmore Road and is zoned A-80 Agricultural District.

#ZB0505-09 Vance Kannapel Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 58. A. of the Farmington Town Code. The applicant wishes to construct an Accessory Structure (an 8 foot by 12 foot wooden storage shed) in the front yard portion of the Lot. The Town Code allows an Accessory Structure to be placed only in the rear yard portion of a Lot. The property is located at 159 Honeysuckle Lane and is zoned RS-25, Residential Suburban District. (Public Hearing continued to August 24, 2009).

4. Public hearings – Legal Notices published in the Daily Messenger on Monday, July 20, 2009.

#ZB0501-09 Farmington Storage LLC Area Variance

The applicant is requesting an area variance to Chapter 165, Article IV, Section 35, of the Farmington Town Code. The applicant wishes to construct a 1420 square foot addition with a front setback of 75.3 feet and a side yard setback of 15 feet. The Town Code requires a minimum front setback of 100 feet and a side yard setback of 30 feet. The property is located at 6299 State Route 96 and is zoned GB General Business and is further regulated by the MTOD Major Thoroughfare Overlay District.

#ZB0701-09 Mr. & Mrs. Thomas Monnat Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 58. A. of the Farmington Town Code. The applicant wishes to construct an Accessory Structure, a 12 foot by 24 foot storage building containing a total of 288 square feet, to be located in the Side Yard portion of a Lot. The Town Code requires Accessory Structures to be located in the Rear Yard portion of a Lot. The property is located at 5089 State Route 96 and is zoned A-80 Agricultural District.

- 5. Board Business
 - a. Decision on #ZB 0501-09 Farmington Storage LLC Area Variance
 - b. Decision on #ZB 0504-09 Earl Johnson Use Variance
 - c. Decision on #ZB 0701-09 Mr. & Mrs. Thomas Monnat Area Variance

- 6. Public comments – open forum

- 7. Other Board Matters:
 - m.
 - n.

- 8. Director of Development Update

- 9. Code Enforcement Officer Update

- 10. **Next Meeting Date – August 24, 2009**

- 11. Adjournment

Town of Farmington Zoning Board of Appeals
Meeting Agenda
August 24, 2009

15. Open Meeting at 7:00 p.m.
16. Approval of July 27, 2009 Zoning Board of Appeals Meeting Minutes.
3. Public hearings – Continued from the May 18, 2009 and June 22, 2009 Zoning Board of Appeals Meetings - Legal Notices published in The Daily Messenger on May 11, 2009.

#ZB0504-09 Earl Johnson Use Variance

The applicant is requesting a use variance to Chapter 165, Article IV, Section 18 of the Farmington Town Code. The applicant wishes to construct a pavilion (24 feet by 24 feet in size and 13 feet in height) to be located on a vacant parcel of land. A pavilion is considered to be an Accessory Structure. The Town Code allows an Accessory Structure to be placed on a Lot where a principal structure exists. The property is located on the north side of Rushmore Road, west of 4650 Rushmore Road and is zoned A-80 Agricultural District.

#ZB0505-09 Vance Kannapel Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 58. A. of the Farmington Town Code. The applicant wishes to construct an Accessory Structure (an 8 foot by 12 foot wooden storage shed) in the front yard portion of the Lot. The Town Code allows an Accessory Structure to be placed only in the rear yard portion of a Lot. The property is located at 159 Honeysuckle Lane and is zoned RS-25, Residential Suburban District.

4. Public hearings – There were no Legal Notices published in the Daily Messenger since there are no new public hearings.
5. Board Business
 - a. Decision on #ZB 0504-09 Earl Johnson Use Variance
 - b. Decision on #ZB 0505-09 Vance Kannapel Area Variance
6. Public comments – open forum
7. Other Board Matters:
 - o. Review Rules of Procedure
8. Director of Development Update
9. Code Enforcement Officer Update
10. **Next Meeting Date – September 28, 2009**
11. Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda
September 28, 2009***

17. Open Meeting at 7:00 p.m.
18. Approval of August 24, 2009 Zoning Board of Appeals Meeting Minutes.
3. Public hearing – Continued from the May 18, 2009, June 22, 2009 and August 24, 2009 Zoning Board of Appeals Meetings - Legal Notices published in The Daily Messenger on May 11, 2009.

#ZB0505-09 Vance Kannapel Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 58. A. of the Farmington Town Code. The applicant wishes to construct an Accessory Structure (an 8 foot by 12 foot wooden storage shed) in the front yard portion of the Lot. The Town Code allows an Accessory Structure to be placed only in the rear yard portion of a Lot. The property is located at 159 Honeysuckle Lane and is zoned RS-25, Residential Suburban District.

4. Public hearings – Legal Notices published in The Daily Messenger on September 21, 2009.

#ZB0901-09 Albert Crofton Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 43. B. (1) of the Farmington Town Code. The applicant wishes to erect a second wall mounted sign on the exterior wall of an existing office building. The sign requested is 34-inches by 85-inches in size. The Town Code allows one identification sign on a parcel of land. The property is the Farmbrook Office Park, located at 1625 State Route 332 and is zoned GB General Business District.

#ZB0902-09 Mr. & Mrs. James Tolbert Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 58. A. of the Farmington Town Code. The applicant wishes to construct an Accessory Structure (a 32 foot by 32 foot pole barn to be used as a storage shed) in the front yard portion of the Lot. The Town Code allows an Accessory Structure to be placed only in the rear yard portion of a Lot. The property is located at 1244 County Road 8 and is zoned RS-25, Residential Suburban District.

#ZB0903-09 Verna Cowley Area Variance

The applicant is requesting an area variance to Chapter 165, Article V, Section 55 of the Farmington Town Code. The applicant wishes to keep and house one horse on a total of two and one-half acres of land. The Town Code requires a minimum of five acres of land on a residential premises for the keeping of animals. The property is located at 1098 County Road 8 and is zoned RS-25, Residential Suburban District.

#ZB0904-09 Verna Cowley Area Variance

The applicant is requesting an area variance to Chapter 165, Article IV, Section 20. C. (1) of the Farmington Town Code. The applicant wishes to use an existing barn to border animals 42 feet from the south property line. The Town Code requires a minimum setback of 100 feet from a property line. The property is located at 1098 County Road 8 and is zoned RS-25, Residential Suburban District.

#ZB0905-09 Verna Cowley Area Variance

The applicant is requesting an area variance to Chapter 165, Article IV, Section 20. C. (1) of the Farmington Town Code. The applicant wishes to use an existing barn to border animals 55 feet from the north property line. The Town Code requires a minimum setback of 100 feet from a property line. The property is located at 1098 County Road 8 and is zoned RS-25, Residential Suburban District.

- 5. Board Business:
 - a. Decision on #ZB 0505-09 Vance Kannapel Area Variance
 - b. Decision on #ZB 0901-09 Albert Crofton Area Variance
 - c. Decision on #ZB 0902-09 Mr. & Mrs. James Tolbert Area Variance
 - d. Decision on #ZB 0903-09 Verna Cowley Area Variance
 - e. Decision on #ZB 0904-09 Verna Cowley Area Variance
 - f. Decision on #ZB 0905-09 Verna Cowley Area Variance

- 6. Public comments – open forum

- 7. Other Board Matters:
 - p. Review Rules of Procedure
 - b.

- 8. Director of Development Update
 - a.
 - b.

- 9. Code Enforcement Officer Update
 - a.
 - b.

- 10. **Next Meeting Date – October 26, 2009**

- 11. Adjournment

October 2009 ZBA Meeting Canceled
November 2009 ZBA Meeting Canceled

*Town of Farmington Zoning Board of Appeals
Meeting Agenda December 21, 2009*

19. Open Meeting at 7:00 p.m.
20. Approval of October 26, 2009 Zoning Board of Appeals Meeting Minutes.
3. Public hearings – None
4. Board Business:
 - a. ZB 0901-01 Resolution to over-ride County Planning Recommendation of Denial
5. Public comments – open forum
6. Other Board Matters:
 - q. Comments on Local Law Number 6 of 2009 (Amendments to Chapter 165 of Town Code.
 - b. Rules of Procedure – to be acted upon at the January 25, 2010 Meeting.
7. Director of Development Update
 - a.
 - b.
8. Code Enforcement Officer Update
 - a.
 - b.
9. **Next Meeting Date – January 25, 2010**
10. Adjournment

ZBA Agenda 12.21.09