

Middlefield Zoning Board of Appeals meeting November 16, 2022

Present were: Board members Richard de Rosa, William Gibson, Brennen Hoag, and Frank Miosek; also Zoning Enforcement Officer, Neal Newman, and applicant, Liam Murray.

The meeting was called to order by Chairman William Gibson at 7:03 p.m.. Mr. Murray's Application for Zoning Variance to permit construction of two principal dwellings on a lot with less than the minimum required road frontage was read. The property is located at 472 Cornish Hill Road (tax parcel 131.00-2-41.03) and is owned by the applicant's mother, Roxanne Murray.

The origin of this zoning deficiency had been a survey that had been erroneously certified and officially filed. This had been completed prior to the Murray's acquisition of the lands in question. Mr. Murray explained how prior to the survey, he had met with the Planning Board and made subsequent efforts to comply with Zoning Law's setback and acreage requirements. A lot line adjustment had been enacted between Liam's and Roxanne's adjoining properties to meet these specifications. The lot is now 7.1 acres. There will only be one driveway serving the property off Cornish Hill Road. During the above process the second survey was completed. Road frontage which had been documented as adequate for the placement of two principal dwellings was reduced by more than 200 feet to 309 feet.

Further discussion was held to consider points of Middlefield Zoning Law Article VIII, Section B., paragraph 2:

1. Is the variance the minimum needed to gain compliance with zoning requirements.
2. Is the deficiency self-created, or not,
3. And will approval impact the character of said neighborhood or public safety.

Based on the above considerations, a motion was made by Frank Miosek and seconded by Richard de Rosa to approve the variance as requested. All members voted in favor of the request.

The meeting was adjourned without further action.

Respectfully submitted,

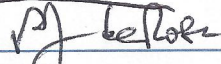





William Gibson

ZBA Meeting

11-16-22

Print
R. Conrad deRosa
C. Brennan Hoag
Frank Mosek
Liam Murray
NEAL NEWMAN, ZCO
William Gibson

Signature

C. Brennan Hoag



William R. Gibson