

**Middlefield Zoning Board of Appeals**

**September 19, 2018**

Cathy and Stephen Bachmann: case no. 09-19-18-01  
Tax parcel: 115.00-2-22.00

The meeting was called to order by Chairperson Dorothy Rathbun at 7:05 p.m.. Zoning Board of Appeals (ZBA) members present were: Dorothy Rathbun, Lorna Wilhelm, and William Gibson. All persons present signed a register to be filed with these minutes.

An application prepared by Sean Murray, Murray Designs, LLC. requested an area variance to allow extending a second story porch to reach over an existing driveway twelve feet from and beyond the existing second story porch. The home/ property was established prior to the existence of the Middlefield Zoning Ordinance. At 10 Forest Lane, Cooperstown the property consists of a lot of .72 acres in the Middlefield R-80 District with very limited and substandard dimensions. It was presented that being one lot away from Village of Cooperstown properties, this property and its two neighboring homes on Forest Lane have the characteristics of the neighboring village properties and not of R-80 standards. Alternatives were discussed, but the proposed improvement appears the most reasonable to update and enhance the home.

A motion was made by Lorna Wilhelm to approve the variance with the contingency that both the lower level "carport" and the upper level porch remain open without sidewalls. William Gibson seconded the motion. A unanimous vote in favor of the motion was cast.

The meeting was adjourned without further business at 7:40 p.m.

Respectfully submitted,

William Gibson,  
acting secretary