

Velasco: case no. 05-31-17-01

The meeting was called to order by Chairperson Dorothy Rathbun at 7:00 p.m. Zoning Board of Appeals (ZBA) members present in addition to Dorothy Rathbun were: William Gibson, Brennan Hoag, Frank Miosek and Lorna Wilhelm. All persons present signed a register to be filed with these minutes.

Ms. Rathbun reviewed the application for an area variance from Jeremy Velasco regarding tax parcel 180.01-1-4.00. Mr. Velasco presented his plans for providing housing for his parents. They desire to buy a 15 foot by 76 foot mobile home to place on piers on the east edge of their 3.05 acre property with proper setbacks from the road and side boundary (130 ft. and 30 ft.) The variance in question involves construction of a second unattached residence without the total road frontage or acreage prescribed by the Middlefield Zoning Ordinance .Their intention would be to re-sell the mobile home when the parents are no longer able to use it. One neighbor Mr. Frank Green was present. He expressed no concerns regarding the proposal. Other neighbors did not respond to the notice, positively or negatively.

After further questioning and discussion, William Gibson made the following motion: the installation of this mobile home be allowed on the basis that it is approved on a temporary structure on piers without a full foundation or slab. The approval is to be considered only for Louise and Manuel Velasco. When they can no longer reside in the structure it shall be removed within reasonable period in the first calendar year thereafter. If the property ownership changes this variance shall be terminated. The motion was seconded by Frank Miosek. All ZBA members present: William Gibson, Breenan Hoag, Frank Miosek, Dorothy Rathbun and Lorna Wilhelm voted in favor of the motion.

The meeting was adjourned without any further business.

Respectfully submitted,



William Gibson, acting secretary