

LIVONIA JOINT ZONING BOARD OF APPEALS
MARCH 6TH 2017

Present: R. Bergin, G. Cole, M. Sharman, Code Enforcement Officer-A. Backus, Recording Secretary-A. Houk

Excused: Chair P. Nilsson, B. Weber & Attorney J. Campbell.

AGENDA: ***(1) Accept and approve the meeting minutes of February 6th 2016***
(2) Norman Wingerden – 4353 Shelly Road, Livonia, NY

Chair M. Sharman brought the meeting to order at 6:59 p.m...

(1) Meeting minutes for February 6th, 2017. Chair M. Sharman asked for a motion to approve. M/2/C (R. Bergin/G. Cole) Carried: 3-0

(2) Norman Wingerden – 4353 Shelly Road, Livonia, New York

CEO A. Backus read the Public Notice:

PLEASE TAKE NOTICE that the LIVONIA JOINT ZONING BOARD OF APPEALS will hold a public hearing on Monday March 6th, 2017 at 7 p.m. at the Livonia Town Hall, 35 Commercial Street, Livonia, New York to consider the application of Norman & Cindy Wingerden for an area variance pursuant to Section 150-17C of the Zoning Code Of Livonia.

This area variance is requested for a proposed Addition which will violate the front setback requirements according to Section 150-31G (1). The variance is also requested for the expansion of a non-conforming building which violates Section 150-70A (2). This property is located at 4353 Shelly Road, Livonia, New York and is zoned Neighborhood Residential District (NR). The application is on file in the Building Zoning Department in the Livonia Town Hall, 35 Commercial Street, Livonia, New York, for public review. All interested parties will be heard at this time.

CEO A. Backus polled the Board for site visits:

Chair P. Nilsson:	Excused
R. Bergin:	Yes
G. Cole:	Yes
M. Sharman:	Yes
B. Weber:	Excused

Chair M. Sharman asked Norman Wingerden to come forward and address the Board to explain what he is proposing to do. N. Wingerden explained that they would like to add a mud room onto the front of the house to provide a room for their coats & boots. This would help resolve an

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ongoing issue with water coming into the house by relocating the entrance to the south side. The mud room would be 7'6" wide and 8'6" long. Chair M. Sharman stated that would put him 30' off from the road. G. Cole asked if they had contacted the neighbors regarding their proposal. N. Wingerden stated that he did speak to the neighbors and they had no objections.

Chair M. Sharman stated that since there was no one present, the Public Hearing was closed

Chair M. Sharman asked the Board if there was any further questions. Being none Chair M. Sharman asked the Board to go through the area variance criteria:

1. Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by granting the variance? No
2. Can the benefit be sought by the applicant be achieved by some feasible method other than a variance? No
3. Is the variance substantial? Yes
4. Will the proposed variance have an adverse effect of impact on the physical or environmental conditions in the neighborhood? No
5. Is the alleged difficulty self-created? Yes

Chair M. Sharman asked the Board for a motion to approve the proposal for the requested mud room addition as presented. M/2/C (G Cole/R. Bergin) Carried: 3-0

Chair M. Sharman asked if there was any further discussion by the Board.

The Board had a brief discussion regarding having an alternative Zoning Board Member. The Board members were in favor.

Chair M. Sharman asked for a motion to adjourn the Livonia Joint Zoning Board Meeting at 7:15 pm. M/2/C (R. Bergin/G. Cole) Motion carried: 3-0

Respectfully submitted,
Alison Houk, Recording Secretary