

*Town of Farmington Zoning Board of Appeals
Meeting Agenda January 24, 2011*

1. Open Meeting at 7:00 p.m.
2. Approval of December 20, 2010 Zoning Board of Appeals Meeting Minutes.
3. New Business: None
4. Continued Business: None
5. Board Business:
 - a. Approval of 2011 ZBA Rules of Procedure
 - b. Approval of 2011 ZBA Forms
6. Public comments – open forum
7. Other Board Matters:
8. Director of Development Update
9. Code Enforcement Officer Update
10. **Next Meeting Date – February 28, 2011**
11. Adjournment

**Town of Farmington Zoning Board of Appeals
Meeting Agenda July 11, 2011**

Open Meeting at 7:00 p.m.

Approval of January 24, 2011 Zoning Board of Appeals Meeting Minutes.

Introduction of new Board Member – Ann Vu

New Business:

#ZBA 0601-11 Clair Martin Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 58. B. of the Farmington Town Code. The applicant wishes to erect a 1,920 square foot accessory structure (a pole barn to be used as a private garage) on a parcel of land containing a total of .976 acres of land. The Town Code requires a maximum of 800 square feet for a structure that is to be used as a detached private garage. The property is located at 98 Hook Road and is zoned RS-25 Residential Suburban District.

#ZBA 0602-11 Farmington Canine Center, Inc. Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 58. B. of the Farmington Town Code. The applicant wishes to construct a 1,000 square foot pavilion, a portion of which is to be enclosed and used for storage. The pavilion is an accessory structure. The Town Code requires a maximum of 200 square feet for an accessory structure. The property is located at 1296 Beaver Creek Road and is zoned GB General Business District.

Continued Business: None

Board Business:

- a. **#ZBA 0601-11 Clair Martin Area Variance**
- b. **#ZBA 0602-11 Farmington Canine Center, Inc. Area Variance**

Public comments – open forum

Other Board Matters:

Director of Development Update

Code Enforcement Officer Update

Next Meeting Date –July 25, 2011

Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda July 25, 2011***

Open Meeting at 7:00 p.m.

Approval of July 11, 2011 Zoning Board of Appeals Meeting Minutes.

Attesting to the publishing of legal notices in the Daily Messenger on July 18, 2011

New Business: Public Hearings

#ZB 0702-11 Steven Snell Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 58. C. of the Farmington Town Code. The applicant wishes to erect a 120 square foot accessory structure on a site located within the Farmington Mobile Home Park. The Town Code requires a maximum of 100 square feet for an accessory structure that is located in a manufactured home park. The property is located at 58 Lored Road and is zoned RMF Residential Multiple-Family District.

#ZB 0703-11 Eric Everhart Use Variance

The applicant is requesting a use area variance to the provisions of Chapter 165, Article V, Section 54 of the Farmington Town Code. The applicant wishes to construct an additional principal structure (a second residence) on a parcel of land. The Town Code allows one principal structure on a parcel of land. The property is located at 883 Crowley Road and is zoned RR-80 Rural Residential District.

#ZB 0704-11 Greg Atwood Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 58. A. of the Farmington Town Code. The applicant wishes to erect four grain storage bins (accessory structures) that are to be located within the front yard portion of his land. The Town Code requires accessory structures to be located in the rear yard portion of the land. The property is located at 5041 Shortsville Road and is zoned A-80 Agricultural District.

Continued Business: None

Board Business:

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| a. | #ZB 0702-11 | Steven Snell | Area Variance |
| b. | #ZB 0703-11 | Eric Everhart | Use Variance |
| c. | #ZB 0704-11 | Greg Atwood | Area Variance |

Public comments – open forum

Other Board Matters:

Director of Development Update

Code Enforcement Officer Update

Next Meeting Date –August 22, 2011 (Note: #ZB 0601-11 Area Variance Decision)

Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda August 22, 2011***

Open Meeting at 7:00 p.m.

Approval of July 25, 2011 Zoning Board of Appeals Meeting Minutes.

Legal Notices Published - None

New Business: Public Hearings – None

Continued Business from July 11, 2011 and July 25, 2011 Meetings:

#ZBA 0601-11 Clair Martin Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 58. B. of the Farmington Town Code. The applicant wishes to erect a 1,920 square foot accessory structure (a pole barn to be used as a private garage) on a parcel of land containing a total of .976 acres of land. The Town Code requires a maximum of 800 square feet for a structure that is to be used as a detached private garage on a parcel of land containing less than one acre of land. The property is located at 98 Hook Road and is zoned RS-25 Residential Suburban District.

#ZB 0703-11 Eric Everhart Use Variance

The applicant is requesting a use area variance to the provisions of Chapter 165, Article V, Section 54 of the Farmington Town Code. The applicant wishes to construct an additional principal structure (a second residence) on a parcel of land. The Town Code allows one principal structure on a parcel of land. The property is located at 883 Crowley Road and is zoned RR-80 Rural Residential District.

Board Business:

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| a. | #ZB 0601-11 | Clair Martin | Area Variance |
| b. | #ZB 0703-11 | Eric Everhart | Use Variance |

Public comments – open forum

Other Board Matters:

Director of Development Update

Code Enforcement Officer Update

Next Meeting Date –September 26, 2011 (Note: To Be Determined)

Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda September 26, 2011***

Open Meeting at 7:00 p.m.

Approval of August 22, 2011 Zoning Board of Appeals Meeting Minutes.

Legal Notices Published - Attesting by Chairperson to publishing.

New Business: Public Hearing

ZB 0801-11 Farmington Storage Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 43. B. (1) (c) of the Farmington Town Code. The applicant wishes to continue to have a second ground sign to advertise the @home Builders Design Center. The Town Code allows for one two-sided ground business-identification sign per lot. The property is located at 6299 State Route 96 and is zoned GB General Business District.

Continued Business from August 22, 2011 Meetings: None.

Board Business:

a. **ZB 0801-11 Farmington Storage Area Variance**

Public comments – open forum

Other Board Matters:

Director of Development Update

Code Enforcement Officer Update

Next Meeting Date –October 24, 2011 (Note: To Be Determined)

Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda October 24, 2011***

Open Meeting at 7:00 p.m.

Approval of August 22, 2011 Zoning Board of Appeals Meeting Minutes.

Legal Notices Published - Attesting by Chairperson to publishing.

New Business: Public Hearings

ZB 0801-11 Farmington Storage Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 43. B. (1) (c) of the Farmington Town Code. The applicant wishes to have a second two-sided ground business-identification sign to advertise the @home Builders Design Center that is located on the Farmington Storage site. The Town Code allows for one two-sided ground business-identification sign per lot. The property is located at 6299 State Route 96 and is zoned GB General Business District.

ZB 1001-11 Jerry Bliss Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 61 of the Farmington Town Code. The applicant wishes to erect an eight-foot tall fence along the south property line. The Town Code allows a maximum height of six-feet. The property is located at 1740 Maplewood Drive and is zoned R-1-10 Residential District.

ZB 1002-11 332 Industrial Park, LLC Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article VI, Section 84.1.K. of the Farmington Town Code. The applicant wishes to erect mini-warehouse structures having a width of sixty (60) feet. The Town Code allows a maximum width of forty (40) feet. The property is located on Lot #2, of the 332 Industrial Park, LLC, site, along the east side of Commercial Drive and is zoned LI Limited Industrial District.

ZB 1003-11 332 Industrial Park, LLC Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article VI, Section 84.1.L. of the Farmington Town Code. The applicant wishes to erect mini-storage units having a minimum area of fifty (50) square feet. The Town Code allows a mini-storage unit to have a minimum area of one hundred (100) square feet. The property is located on Lot #2, of the 332 Industrial Park, LLC, site, along the east side of Commercial Drive and is zoned LI Limited Industrial District.

ZB 1004-11 332 Industrial Park, LLC Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article VI, Section 84.1.P. of the Farmington Town Code. The applicant wishes to erect mini-warehouse structures having a front setback of eighty (80) feet. The Town Code requires a minimum front setback of one hundred (100) feet. The property is located on Lot #2, of the 332 Industrial Park, LLC, site, along the east side of Commercial Drive and is zoned LI Limited Industrial District.

ZB 1005-11 332 Industrial Park, LLC Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article II, Section 10 of the Farmington Town Code. The applicant wishes to erect mini-storage units having individual access from interior doors located along a common hallway. The Town Code requires each mini-storage unit to have its own separate outdoor access. The property is located on Lot #2, of the 332 Industrial Park, LLC, site, along the east side of Commercial Drive and is zoned LI Limited Industrial District.

ZB 1006-11 332 Industrial Park, LLC Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article VI, Section 43.B. (1) (c) of the Farmington Town Code. The applicant wishes to erect, on a separate parcel of land, an off-site freestanding (ground) commercial speech sign identifying three separate uses of the three parcels of land that comprise the 332 Industrial Park site. The Town Code allows for one two-sided freestanding (ground) commercial speech sign in addition to a building-mounted business-identification sign to be erected upon the premises. The property is located on Lot #2, of the 332 Industrial Park, LLC, site, along the east side of Commercial Drive and is zoned LI Limited Industrial District.

Board Business:

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| a. | ZB 0801-11 | Farmington Storage | Area Variance |
| b. | ZB 1001-11 | Jerry Bliss | Area Variance |
| c. | ZB 1002-11 | 332 Industrial Park, LLC | Area Variance |
| d. | ZB 1003-11 | 332 Industrial Park, LLC | Area Variance |
| e. | ZB 1004-11 | 332 Industrial Park, LLC | Area Variance |
| f. | ZB 1005-11 | 332 Industrial Park, LLC | Area Variance |
| g. | ZB 1006-11 | 332 Industrial Park, LLC | Area Variance |

Public comments – open forum

Other Board Matters

Director of Development Update

Code Enforcement Officer Update

Next Meeting Date – November 28, 2011

Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda November 28, 2011***

- 5. Open Meeting at 7:00 p.m.
- 6. Approval of October 24, 2011 Zoning Board of Appeals Meeting Minutes.
- 7. Legal Notice Published on Monday, November 21, 2011 - Attesting by Chairperson to publishing.
- 8. New Business: Public Hearing

ZB 1101-11 Mr. & Mrs. Harold Herendeen Area Variance

The applicants are requesting an area variance to the provisions of Chapter 165, Article IV, Section 25 of the Farmington Town Code. The applicants wish to subdivide a parcel of land that would have 122.56 feet of lot frontage. The Town Code requires a minimum of 150 feet of lot frontage. The property is located at 880 County Road 8 and is zoned A-80 Agricultural District.

- 9. Continued Business: Public Hearings continued from October 24, 2011 Meeting.

ZB 0801-11 Farmington Storage Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 43. B. (1) (c) of the Farmington Town Code. The applicant wishes to have a second two-sided ground business-identification sign to advertise the @home Builders Design Center that is located on the Farmington Storage site. The Town Code allows for one two-sided ground business-identification sign per lot. The property is located at 6299 State Route 96 and is zoned GB General Business District.

ZB 1002-11 332 Industrial Park, LLC Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article VI, Section 84.1.K. of the Farmington Town Code. The applicant wishes to erect mini-warehouse structures having a width of sixty (60) feet. The Town Code allows a maximum width of forty (40) feet. The property is located on Lot #2, of the 332 Industrial Park, LLC, site, along the east side of Commercial Drive and is zoned LI Limited Industrial District.

ZB 1003-11 332 Industrial Park, LLC Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article VI, Section 84.1.L. of the Farmington Town Code. The applicant wishes to erect mini-storage units having a minimum area of fifty (50) square feet. The Town Code allows a mini-storage unit to have a minimum area of one hundred (100) square feet. The property is located on Lot #2, of the 332 Industrial Park, LLC, site, along the east side of Commercial Drive and is zoned LI Limited Industrial District.

ZB 1004-11 332 Industrial Park, LLC Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article VI, Section 84.1.P. of the Farmington Town Code. The applicant wishes to erect mini-warehouse structures having a front setback of eighty (80) feet. The Town Code requires a minimum front setback of one hundred (100) feet. The property is located on Lot #2, of the 332 Industrial Park, LLC, site, along the east side of Commercial Drive and is zoned LI Limited Industrial District.

ZB 1006-11 332 Industrial Park, LLC Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article VI, Section 43.B. (1) (c) of the Farmington Town Code. The applicant wishes to erect, on a separate parcel of land, an off-site freestanding (ground) commercial speech sign identifying three separate uses of the three parcels of land that comprise the 332 Industrial Park site. The Town Code allows for one two-sided freestanding (ground) commercial speech sign in addition to a building-mounted business-identification sign to be erected upon the premises. The property is located on Lot #2, of the 332 Industrial Park, LLC, site, along the east side of Commercial Drive and is zoned LI Limited Industrial District.

- 6. Board Business:
 - a. **ZB 0801-11 Farmington Storage Area Variance**
 - b. **ZB 1002-11 332 Industrial Park, LLC Area Variance**
 - c. **ZB 1003-11 332 Industrial Park, LLC Area Variance**
 - d. **ZB 1004-11 332 Industrial Park, LLC Area Variance**
 - e. **ZB 1006-11 332 Industrial Park, LLC Area Variance**
 - f. **ZB 1101-11 Mr. & Mrs. Harold Herendeen Area Variance**
- 7. Public comments – open forum
- 8. Other Board Matters
- 9. Director of Development Update
- 10. Code Enforcement Officer Update
- 11. **Next Meeting Date – December 19, 2011**
- 12. Adjournment

***Town of Farmington Zoning Board of Appeals
Meeting Agenda December 19, 2011***

- 10. Open Meeting at 7:00 p.m.
- 11. Approval of November 28, 2011 Zoning Board of Appeals Meeting Minutes.
- 12. Legal Notice Published on Monday, December 12, 2011 - Attesting to publishing by Chairperson.
- 13. New Business: Public Hearings

ZB 1201-11 Zaremba Group, LLC Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article IV, Section 34. G. (3) of the Farmington Town Code. The applicant wishes to locate a structure 81 feet from the front setback line. The Town Code requires a minimum front setback of 100 feet. The property is located at 1259 State Route 332 and is zoned GB General Business within the Major Thoroughfare Overlay District (MTOD).

ZB 1202-11 Zaremba Group, LLC Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 37. A. (11) of the Farmington Town Code. The applicant wishes to provide a total of seventy-five (75) parking spaces as part of a CVS Pharmacy Project. The Town Code requires a total of one hundred seven (107) parking spaces. The property is located at 1259 State Route 332 and is zoned GB General Business within the Major Thoroughfare Overlay District (MTOD).

- 14. Continued Business: Public Hearing continued from November 28, 2011 Meeting.

ZB 0801-11 Farmington Storage Area Variance

The applicant is requesting an area variance to the provisions of Chapter 165, Article V, Section 43. B. (2) of the Farmington Town Code. The applicant wishes to have a second two-sided ground business-identification sign to advertise the @home Builders Design Center that is located on the Farmington Storage site. The Town Code allows for one two-sided ground business-identification sign per lot. The property is located at 6299 State Route 96 and is zoned GB General Business District.

- 6. Board Business:
 - a. **ZB 0801-11 Farmington Storage Area Variance**
 - b. **ZB 1201-11 Zaremba Group, LLC Area Variance**
 - c. **ZB 1202-11 Zaremba Group, LLC Area Variance**

- 7. Public comments – open forum

- 8. Other Board Matters

9. Director of Development Update
10. Code Enforcement Officer Update
11. **Next Meeting Date – January 23, 2012**
12. Adjournment