

# Middlefield Zoning Board of Appeals

February 23, 2021

Minutes

**(Not approved at time of filing)**

1. Regular Meeting called to order by David Glueck at 7:05 p.m. **ZOOM.**

2. Roll Call: Present were Dave Glueck-regular, Michael Skelps-alternate and Charles Augur-regular, and Peter Neidhardt-regular. Michael Skelps was seated as regular.

3. Amendments to the agenda.

4. Approval of Agenda

**Motion to approve the agenda as published was made by Peter Neidhardt, seconded by Charles Augur and approved by all.**

5. Approval of Minutes

**Motion to approve the minutes for December 22, 2020 as published, was made by Peter Neidhardt, seconded by Michael Skelps and approved by all.**

**Dave Glueck read the legal notice for the Public Hearing into the record.**

*Dave Glueck explained that the applicant will need 4 votes to pass and presently 4 members are present. Mr. Pelkey chose to have the public hearing.*

**Motion to open the Public Hearing on 49 Mattabeseck Rd was made by Peter Neidhardt, seconded by Michael Skelps, and approved by all.**

*Dave Glueck explained hardship and harmony to Mr. Pelkey who then explained a huge tree fell through the fence where he wants to put the shed. . . He had detailed measurements and height for the structure which were discussed.*

*Mr. Glueck asked if any members had any questions or concerns. Mr. Glueck did look for other locations on the property. Harmony was discussed.*

*Mr. Glueck explained the board usually gives a little extra variance to be sure the request was accurate.*

*Danielle Shook who lives in the neighborhood spoke in favor because the property owners are improving their property. Don Snell an abutting neighbor was present to speak in favor of the application. He explained the work being done on the property has improved property values in the neighborhood.*

*Mr. Pelkey chose to go forward with the deliberation.*

**Motion to close the Public Hearing on 49 Mattabeseck Rd. was made by Mike Skelps, seconded by Peter Neidhardt and approved by all.**

6. Deliberations: 49 Mattabeseck Rd. for approximately a 20' variance for regulations 04.02.01 (new 4.4)

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Michael Skelps started. For Hardship after assessing the property he felt the applicant met hardship and harmony. Peter Neidhardt concurred. Dave Glueck thought the height was the only issue however because of the slope of the property and the leveling of the shed he would not have an issue,

Wording for the motion continued focusing on the height of the shed. The amount of the variance to allow was discussed.

**Motion to approve a 20 ft variance from the northerly street line setback and a 6 ft variance from the easterly street line setback from section 04.02.01 of the Zoning Regulations to permit the contraction of a shed on the 49 Mattabeseck Rd. property, consistent with the application presented subject to the following conditions:**

- 1. Height of shed not to exceed 16 ft.**
- 2. Width of northly street line variance not to exceed 50 ft from the corner of Kickapoo Rd and Mattabeseck Rd.**
- 3. Width of easterly street line variance not to exceed 50 ft from the corner of Kickapoo Rd and Mattabeseck Rd.**

**Motion was made by Dave Glueck, seconded by Charles Augur and approved by all.**

7. New Business None

8. 32 Seminole Rd Isabela Bukowski for a carport

Dave Glueck reviewed the application. Neighbor from 30 Seminole was present to ask about the survey. Mr. Glueck explained to Mr. Burkowski (father and contractor) the overhang would count in the variance. Mr. Bukowski will provide detailed drawings. Dave Glueck explained abutting neighbors. Mike Skelps explained the need proof of notice. Mr., Glueck explained the site visit to the applicant and her father. A Public Hearing will be set for March 23<sup>rd</sup>.

9. Chairmen's Report: Mr. Champagne was sick. No report

10.. Miscellaneous: nothing to report

11.. Adjournment:

**Motion to adjourn was made by Charles Augur, seconded by Dave Glueck and approved by all.**