

**Town of Florida  
Zoning Board of Appeals  
Monday, April 8, 2024**

A meeting of the Town of Florida Zoning Board of Appeals was called to order at 6:31pm by Chairman Frank Staley. Also present for the meeting were Nathan Staley, Tom Nelson and Matthew Bunker. William Bonner and Sam Bursese were absent.

**MOTION** by Nathan Staley and seconded by Matthew Bunker to accept the Agenda; all in favor and passed.

**New Business:**

***William & Tyler Blance – Area Variance for Frontage on Bernaski Road.*** Frank Staley opened the Public Hearing for this item and will leave it open until the close of the meeting.

Frank drove out to Bernaski Road to see the parcel in question. Nathan is familiar with the parcel and Matthew is as well.

The Blance's are looking for an Area Variance for frontage. The current survey for the new lot has the frontage fifty (50) feet short. The Town's Zoning Ordinance requires all parcels to have two hundred fifty feet (250') of frontage and the Blance's parcel will only have two hundred feet (200') of frontage.

Frank Staley does not agree with all of the reasons to grant a variance in answer to the questions. Fifty feet (50') is a great variance, it is 20% of the distance and it could set a precedent for future applicants. After discussion between members it was suggested that the Blance's make the front of the parcel pie shaped and take thirty feet (30') from the adjacent parcel, which keeps that one at two hundred fifty feet (250') and makes the new parcel two hundred thirty feet (230') which is a much smaller variance and keeps the character of the Town intact. Bill & Tyler agreed to do this and will have the surveyor move the dividing line over to make the change.

**MOTION** by Matthew Bunker and seconded by Nathan Staley to grant William and Tyler Blance's Area Variance on the condition that they have the surveyor move the dividing line between the parcel over at an angle to take thirty feet (30') of frontage from the original parcel and add it to the new parcel to make it two hundred thirty feet (230'). All present in favor and passed.

**Motion** by Frank Staley and seconded by Nathan Staley to adjourn the ZBA meeting at 6:46pm. All in favor and passed.

Respectfully Submitted,  
Emily Staley  
Secretary