

Town of Oneonta
Zoning Board of Appeals
Agenda
November 28, 2022

A. Roll Call

- **Approve Minutes:** October 24, 2022
- **Next Meeting:** December 26, 2022

B. New Applications:

- **Hannah & Patrick Calhoun, Use Variance**
Tax Parcel No: 287.09-1-49.00
2885 Co Hwy 8, Oneonta
Zoning: RA-40 (Residential - Agriculture)

The applicants desire a modification to their use variance go allow occupancy of the second residential structure on their parcel beyond themselves.

C. Public Hearings:

- **Todd Hartman, Special Extension**
Tax Parcel No: 300.00-3-61.02
354 Southside Drive
Zoning: RA-40 (Residential - Agriculture)

Kathleen & Todd Hartman are seeking a special extension to allow 3 or more unrelated individuals to reside in the same dwelling as a family unit.

A “family” as defined in 103-3, definition of “family,” Subsection (3), may be permitted by the Board of Appeals provided that said Board finds the occupants constitute a functional family unit, which means a group of three or more individuals living together in a single dwelling unit and functioning as a family with respect to those characteristics that are consistent with the purposes of zoning restrictions in residential neighborhoods. In determining whether or not a group of unrelated individuals is functional family unit under the definition set forth above, the Zoning Board of Appeals may consider, among other things, the following factors:

- (1) Whether occupants share the entire dwelling unit as contrasted with a situation where the various occupants act as separate roomers.
- (2) Whether the household has stability with respect to the purpose of the Zoning Ordinance. Evidence of such stability may include among things, the following:
 - (a) The presence of minor, dependent children regularly residing in the household.
 - (b) Enrollment of dependent children in local schools.
 - (c) Proof of the sharing of expenses for rent or ownership costs utilities and other household expense.
 - (d) Whether the household has been living together as a unit for a year or more; either in the current dwelling unit or other location.

D. Decisions

E. Vouchers

F. Adjourn