

1                   **ZONING BOARD OF APPEALS – SPECIAL MEETING MINUTES**

2                                   **Wednesday, October 19, 2022, at 7:00 P.M.**

3                   **The public hearing was web-based on Zoom at <https://us06web.zoom.us/j/2574297243>**

4                                   **Meeting ID: 257 429 7243**

5  
6                   **I.        CALL TO ORDER-** Commissioner Antonio called the meeting to order at 7:00 P.M.

7  
8                   **II.       ROLL CALL**

9  
10                   **Present:** Laura Barkowski, Code Compliance Officer; Steven Antonio, Mark Freeman,  
11                   JoAnn Hogan, Ram Kaza, Joshua Michelson, and Sharon Thomas.

12  
13                   **Absent:** Ali Rice and Stacey Walczak

14  
15                   **III.     APPLICATIONS**

16  
17                   **1.    Public Hearing**

18  
19                   a.   **Application #22-08** John and Elizabeth Marion, Owner/Applicant, for a  
20                   variance pursuant to the Simsbury Zoning Regulations Section 3.5 for the  
21                   construction of an approximately 780 sq. ft. addition ± 1 foot within the side  
22                   yard setback of the property located at 10 Victoria Lane (Assessor’s Map C07,  
23                   Block 212, Lot 010. Zone R-40.

- 24  
25                                   • Mr. Marion stated that they would like to put a master bedroom addition  
26                                   on the first floor.  
27                                   • There is a challenge with the topography. The applicant had the property  
28                                   surveyed by the Wetlands Agency and found out that one of the front  
29                                   corners, 1.6 feet, would be within the 40 ft setback.  
30                                   • Neighbors have been notified of their plans and are supportive.  
31                                   • Commissioner Antonio stated that the location of the wetlands and their  
32                                   septic area are the constraints because it does not fit anywhere else. He  
33                                   inquired to Mr. Marion if he has considered clipping the corner that  
34                                   would go into the setback area.  
35                                   • Mr. Marion responded that the clipping of the corner would be an  
36                                   architectural oddity in what is currently a more uniform neighborhood.  
37                                   • Commissioner Freeman inquired to Mr. Marion if the septic tank is  
38                                   being relocated.  
39                                   • Mr. Marion responded that it would not be moved.

40  
41                   **MOTION:** Commissioner Hogan made a motion to close the public discussion  
42                   for **Application #22-08** John and Elizabeth Marion, Owner/Applicant, for a  
43                   variance pursuant to the Simsbury Zoning Regulations Section 3.5 for the  
44                   construction of an approximately 780 sq. ft. addition ± 1 foot within the side  
45                   yard setback of the property located at 10 Victoria Lane (Assessor’s Map C07,

46 Block 212, Lot 010. Zone R-40. Commissioner Michelson seconded the  
47 motion. The motion carried unanimously.  
48

49 **2. Discussion and Possible Action**  
50

- 51 a. **Application #22-08** John and Elizabeth Marion, Owner/Applicant, for a  
52 variance pursuant to the Simsbury Zoning Regulations Section 3.5 for the  
53 construction of an approximately 780 sq. ft. addition  $\pm$  1 foot within the side  
54 yard setback of the property located at 10 Victoria Lane (Assessor's Map C07,  
55 Block 212, Lot 010. Zone R-40.  
56

- 57 • Commissioner Hogan and Commissioner Freeman stated that the  
58 applicant has done their due diligence and the Wetlands agency has  
59 approved it.  
60

61 **MOTION:** Commissioner Hogan made a motion to approve **Application #22-**  
62 **08** John and Elizabeth Marion, Owner/Applicant, for a variance pursuant to the  
63 Simsbury Zoning Regulations Section 3.5 for the construction of an approximately 780  
64 sq. ft. addition  $\pm$  1 foot within the side yard setback of the property located at 10  
65 Victoria Lane (Assessor's Map C07, Block 212, Lot 010. Zone R-40. The hardships  
66 being this property has a septic area that is limiting location of the addition. They are  
67 asking for a 1.6 square foot variance. This approval is subject to the following  
68 condition that a Zoning permit must be obtained. Commissioner Antonio seconded  
69 the motion. The motion carried unanimously.  
70

71 **IV. ADJOURNMENT**  
72

73 Commissioner Hogan made a motion to adjourn the meeting. Commissioner  
74 Michelson seconded the motion. The motion carried unanimously.  
75

76 The meeting adjourned at 7:16 P.M.  
77

78 Respectfully Submitted,  
79

80 Amanda Blaze  
81 Commission Clerk  
82  
83