

From: Lois Laczko March 26, 2010 9:19:16 AM
Subject: Zoning Board of Appeals Minutes 01/27/2010 ADOPTED
To: SimsburyCT_ZBAMin
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ADOPTED

ZONING BOARD OF APPEALS
REGULAR MEETING
January 27, 2010

I. CALL TO ORDER

Chairman Peter Stempien called the regular meeting of the Zoning Board of Appeals to order at 7:06 P. M. in the Main Meeting Room of Simsbury Town Hall. The following members were also present: Carol Bingham, Tegan Blackburn, and Craig MacCormac. Thomas Horan arrived at 7:28 P. M. Also present were Howard Beach, Zoning Compliance Officer; Lisa Arakelian, Commission Clerk, and other interested parties.

II. APPOINTMENT OF ALTERNATES

Chairman Stempien appointed Tegan Blackburn to serve as Secretary and for Katie Martin, and appointed Craig MacCormac to serve for Nancy Haase.

III. PUBLIC HEARINGS

A. 10-01 Application of John and Kristin Garrison, Owners, requesting a side yard variance to the southeast side of their property to construct a back step with a roof over it for a new addition, pursuant to Article Eight, Section A of the Simsbury Zoning Regulations on property located at 8 Tallwood Lane. (Map F-10, Block 114, Lot 15). R-40 OS Zone.

Chairman Stempien informed all applicants that, due to the fact that only four Board members were present, they had the option to postpone their hearing to the next scheduled meeting without penalty. All applicants agreed to move forward with their applications as planned.

John Garrison explained that he is seeking a 5-foot side yard variance to construct a back step with a roof over it. He further explained that he was granted an 8-foot variance for an addition to his home on September 23, 2009, and the proposed back step will provide egress to the rear yard from the new addition.

Chairman Stempien opened the hearing to public comment. Kristin Garrison, 8 Tallwood Lane, stated that she is in favor of the variance.

Hearing no further comments, Chairman Stempien closed the public hearing.

A motion was made by Mr. MacCormac to grant the variance, as requested, based on the odd-shaped configuration of the lot and safety concerns that limit the ability to add on to the home. The motion was seconded by Ms. Bingham, and unanimously carried.

B. 10-02 Application of William and Joan Cirilli, Owners, requesting a front yard variance to construct a 3-car garage, pursuant to Article Eight, Section A of the Simsbury Zoning Regulations on property located at 29 Rosewood Drive. (Map D-16, Block 403, Lot 006). R-40 Zone.

Zoning Board of Appeals
Regular Meeting
January 27, 2009
Minutes
Page 2

William Cirilli explained he is seeking a 5-foot front yard variance to expand an existing garage from a 2-car to a 3-car. A 6-foot front yard variance was granted on October 28, 2009 for expansion of an existing garage to 2-car. This application is for an additional 5 feet (total 11 feet) to construct a 3-car garage.

Chairman Stempien opened the hearing to public comment and read letters in favor of the variance from Maurice Ging and Angela Healy-Ging, 15 Pine Glen Road, and Allison B. Mesquita, 29 Rosewood Road.

Hearing no further comments, Chairman Stempien closed the public hearing.

A motion was made by Ms. Blackburn to grant the variance, as requested, based on the original terms of the variance granted on October 28, 2009. The motion was seconded by Mr. MacCormac, and unanimously carried.

IV. NOMINATIONS

A. Secretary

There was a unanimous decision to elect Thomas Horan to serve as Secretary.

B. There was a unanimous decision to elect Peter Stempien to serve as

Chairman.

V. APPROVAL OF MINUTES

A. November 18, 2009 Regular Meeting

A motion was made by Mr. Horan to approve the minutes of the November 18, 2009 regular meeting, as presented. The motion was seconded by Chairman Stempien, and unanimously carried.

VI. ADJOURNMENT

A motion was made by Mr. MacCormac to adjourn the meeting at 7:58 P. M.

Tegan Blackburn, Acting Secretary