

From: Lois Laczko November 20, 2008 4:27:02 PM
Subject: Zoning Board of Appeals Minutes 08/27/2008 ADOPTED
To: SimsburyCT_ZBAMin
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ADOPTED

ZONING BOARD OF APPEALS
REGULAR MEETING
August 27, 2008

I. CALL TO ORDER

Chairman Peter Stempien called the regular meeting of the Zoning Board of Appeals to order at 7:32 P. M. in the Main Meeting Room of Simsbury Town Hall. The following members were present: Edward Cosgrove, Nancy Haase, Thomas Horan, Craig MacCormac, Katie Martin, and John McCann. Also present were Lynn Charest, Zoning Compliance Officer, Lisa Arakelian, Commission Clerk, and other interested parties.

II. APPOINTMENT OF ALTERNATES

Chairman Stempien appointed Craig MacCormac to serve for Lou George.

III. PUBLIC HEARINGS

A. 08-12 Application of Bryan West, Owner, requesting a modification to an existing variance, pursuant to Article Nine, Section D of the Simsbury Zoning Regulations on property located at 48 Church Street Extension. R-15 Zone.

Mr. West explained that he is seeking a modification of one foot to a height variance that was granted by the Board on November 28, 2007. He stated that he needs to increase the height variance for his newly constructed garage from six feet to seven feet because, under advisement by an architect and contrary to original plans, the garage was built to match the roof pitch of the adjoining home.

Chairman Stempien opened the hearing to public comment; hearing none, Chairman Stempien closed the public hearing.

A motion was made by Ms. Martin to approve the variance to better match the roofline pitch of the garage to the house. The motion was seconded by Mr.

Horan, and carried unanimously.

B. 08-13 Application of Louis Sperandio and Victor and Raymond Carnelli, Owners; and Kevin Kowalski, Simsbury Fire District, Agent, requesting a side yard variance to allow for share off-street parking, pursuant to Article 10, Section E.3 of the Simsbury Zoning Regulations on property located at 981-987 Hopmeadow Street. PO Zone.

AND

C. 08-14 Application of Louis Sperandio and Victor and Raymond Carnelli, Owners; and Kevin Kowalski, Simsbury Fire District, Agent, requesting a variance for a driveway and parking to the south, pursuant to Article 10, Section E.3 of the Simsbury Zoning Regulations on property located at 991 Hopmeadow Street. PO Zone.

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Kevin Kowalski, Fire Marshal, explained that, because of proposed improvements to Simsbury's main firehouse, The Masons are in need of a new location. They are seeking to move their operations to 981-991 Hopmeadow Street. The move requires variances in order to install parking and a driveway.

Chairman Stempien opened the hearing to public comment. Tom Earle, of Westminster School, stated that he supports improvements to the firehouse, as well as proposed construction at the property which abuts the school, 981-991 Hopmeadow Street.

Chairman Stempien commented that this appears to be a self-imposed hardship. Marshal Kowalski replied that their first considerations were the satisfaction of neighboring property owners and access by fire apparatus. Any modification to the driveway as it is currently planned would create a safety hazard in that it would not allow adequate access for a fire apparatus to enter the property.

Mr. Horan noted that the Planning Commission is requiring the parking lot to be placed where it is proposed and so, therefore, it is not a self-imposed hardship.

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

A motion was made by Mr. McCann to grant the variances, as per the map

dated July 11, 2008, based on the requirements imposed by the Planning Commission and the fact that denial of the variances would deny the property owners full use of their property. The motion was seconded by Ms. Martin, and unanimously carried.

IV. APPROVAL OF MINUTES

A. July 23, 2008

A motion was made by Ms. Martin to approve the minutes of the July 23, 2008 meeting, as presented. The motion was seconded by Mr. Horan, and unanimously carried.

V. ADJOURNMENT

A motion was made by Ms. Haase to adjourn the meeting at 8:25 P. M.

Peter Stempien, Chairman