ZONING BOARD OF APPEALS – MEETING MINUTES

Wednesday, August 24, 2022, at 7:00 P.M.

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

Meeting ID: 257 429 7243

I. CALL TO ORDER – Commissioner Antonio called the meeting to order at 7:03 P.M.

II. ROLL CALL

Present: Laura Barkowski, Code Compliance Officer; Steven Antonio, Lawrence Boardman, Mark Freeman, JoAnn Hogan, Ram Kaza, and Sharon Thomas

Absent: Joshua Michelson, Ali Rice, and Stacey Walczak

III. APPLICATIONS

1. Public Hearings

   a. Application #22-07 of Lawrence Fazzolari, Owner/Applicant, for a variance pursuant to the Simsbury Zoning Regulations Sections 3.5 for the installation of a condenser within the front yard setback of the property located at 34 Simsbury Manor Drive (Assessor’s Map H05, Block 103, Lot 024). Zone R-15.

   • Mr. Fazzolari stated that he would like to change out his oil furnace and put in a propane-fired furnace and would put two propane 120-gallon cylinders to the left rear corner of his home, on the backyard side. He is restricted in where he can put the condenser and it needs to be ten feet from the ignition source of the propane tanks. If he goes to the left rear corner where the three-season porch lies he has nothing but windows. It is a split-level home, so the only basement area is in the front half of the house not the rear. The reason for the variance is so that he can put the condenser on the right side of the home, facing Evergreen Drive, with the propane gas line going from the basement and run the channel up to the second floor.

   • Commissioner Hogan asked Mr. Fazzolari if it is in the front yard setback because he has two front yard setbacks and he confirmed that.

   • He said it would not be an eyesore because there are bushes that would obscure the view from both Evergreen Drive and Simsbury Manor Drive.

   • Commissioner Hogan asked how many feet over the setback the variance was for. Mr. Fazzolari answered that the condenser would be 18 inches off the left side of the home. Commissioner Antonio said that the variance is for 13 feet.
MOTION: Commissioner Antonio made a motion to approve Application #22-07 of Lawrence Fazzolari, Owner/Applicant, for a variance pursuant to the Simsbury Zoning Regulations Sections 3.5 for the installation of a condenser within the front yard setback of the property located at 34 Simsbury Manor Drive (Assessor’s Map H05, Block 103, Lot 024). Zone R-15. Commissioner Freeman seconded the motion. The motion carried unanimously.

2. Discussion and Possible Action

a. Application #22-07 of Lawrence Fazzolari, Owner/Applicant, for a variance pursuant to the Simsbury Zoning Regulations Sections 3.5 for the installation of a condenser within the front yard setback of the property located at 34 Simsbury Manor Drive (Assessor’s Map H05, Block 103, Lot 024). Zone R-15.

   • Commissioner Antonio stated that it is a minimum variance and if it were not a R-15 zone it would be in compliance.

b. MOTION: Commissioner Hogan made a motion to approve Application #22-07 of Lawrence Fazzolari, Owner/Applicant, for a variance pursuant to the Simsbury Zoning Regulations Sections 3.5 for the installation of a condenser within the front yard setback of the property located at 34 Simsbury Manor Drive (Assessor’s Map H05, Block 103, Lot 024). Zone R-15. The hardship is that the owner has two front yard setbacks and if this were not a corner lot he would actually be in compliance with where he wants to put it. Commissioner Thomas seconded the motion. The motion carried unanimously.

IV. APPROVAL OF MINUTES as of April 27, 2022, regular meeting

MOTION: Commissioner Hogan made a motion to approve the Zoning Board of Appeals April 27, 2022, regular meeting minutes as submitted. Commissioner Antonio seconded the motion. Commissioner Thomas abstained. The motion carried unanimously.

V. GENERAL COMMISSION BUSINESS

1. Discussion of Future Meeting Status (Virtual or In-Person)

   • Commissioner Hogan stated that if the material for the meeting is straightforward a Zoom meeting is sufficient, but if an in-depth conversation is required an in-person meeting would be more appropriate. She suggested deciding the format of meetings on a month-to-month basis.

   • There was a unanimous agreement.
VI. ADJOURNMENT

Commissioner Thomas made a motion to adjourn the meeting. Commissioner Kaza seconded the motion. The motion carried unanimously.

The meeting adjourned at 7:23 P.M.

Respectfully Submitted,

Amanda Blaze
Commission Clerk