

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

2
3 **Wednesday, August 24, 2022, at 7:00 P.M.**

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

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7 **Meeting ID: 257 429 7243**

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

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11 **II. ROLL CALL**

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

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16 **Absent:** Joshua Michelson, Ali Rice, and Stacey Walczak

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18 **III. APPLICATIONS**

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20 **1. Public Hearings**

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

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- 28 • Mr. Fazzolari stated that he would like to change out his oil furnace and
29 put in a propane-fired furnace and would put two propane 120-gallon
30 cylinders to the left rear corner of his home, on the backyard side. He is
31 restricted in where he can put the condenser and it needs to be ten feet
32 from the ignition source of the propane tanks. If he goes to the left rear
33 corner where the three-season porch lies he has nothing but windows. It
34 is a split-level home, so the only basement area is in the front half of the
35 house not the rear. The reason for the variance is so that he can put the
36 condenser on the right side of the home, facing Evergreen Drive, with
37 the propane gas line going from the basement and run the channel up to
38 the second floor.
 - 39 • Commissioner Hogan asked Mr. Fazzolari if it is in the front yard
40 setback because he has two front yard setbacks and he confirmed that.
 - 41 • He said it would not be an eyesore because there are bushes that would
42 obscure the view from both Evergreen Drive and Simsbury Manor
43 Drive.
 - 44 • Commissioner Hogan asked how many feet over the setback the
45 variance was for. Mr. Fazzolari answered that the condenser would be
46 18 inches off the left side of the home. Commissioner Antonio said that
the variance is for 13 feet.

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48 **MOTION:** Commissioner Antonio made a motion to approve **Application**
49 **#22-07** of Lawrence Fazzolari, Owner/Applicant, for a variance pursuant to the
50 Simsbury Zoning Regulations Sections 3.5 for the installation of a condenser
51 within the front yard setback of the property located at 34 Simsbury Manor
52 Drive (Assessor’s Map H05, Block 103, Lot 024). Zone R-15. Commissioner
53 Freeman seconded the motion. The motion carried unanimously.
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55 **2. Discussion and Possible Action**
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57 a. **Application #22-07** of Lawrence Fazzolari, Owner/Applicant, for a variance
58 pursuant to the Simsbury Zoning Regulations Sections 3.5 for the installation
59 of a condenser within the front yard setback of the property located at 34
60 Simsbury Manor Drive (Assessor’s Map H05, Block 103, Lot 024). Zone R-15.
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- 62 • Commissioner Antonio stated that it is a minimum variance and if it
63 were not a R-15 zone it would be in compliance.
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65 b. **MOTION:** Commissioner Hogan made a motion to approve **Application #22-**
66 **07** of Lawrence Fazzolari, Owner/Applicant, for a variance pursuant to the
67 Simsbury Zoning Regulations Sections 3.5 for the installation of a condenser
68 within the front yard setback of the property located at 34 Simsbury Manor
69 Drive (Assessor’s Map H05, Block 103, Lot 024). Zone R-15. The hardship is
70 that the owner has two front yard setbacks and if this were not a corner lot he
71 would actually be in compliance with where he wants to put it. Commissioner
72 Thomas seconded the motion. The motion carried unanimously.
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74 **IV. APPROVAL OF MINUTES** as of April 27, 2022, regular meeting
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76 **MOTION:** Commissioner Hogan made a motion to approve the Zoning Board of
77 Appeals April 27, 2022, regular meeting minutes as submitted. Commissioner Antonio
78 seconded the motion. Commissioner Thomas abstained. The motion carried
79 unanimously.
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81 **V. GENERAL COMMISSION BUSINESS**
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84 **1. Discussion of Future Meeting Status (Virtual or In-Person)**
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- 86 • Commissioner Hogan stated that if the material for the meeting is
87 straightforward a Zoom meeting is sufficient, but if an in-depth
88 conversation is required an in-person meeting would be more
89 appropriate. She suggested deciding the format of meetings on a
90 month-to-month basis.
91 • There was a unanimous agreement.
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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