

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

2 **Wednesday, December 21, 2022, at 7:00 P.M.**

3 **Public Hearing was web-based on Zoom**

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5 **I. CALL TO ORDER-** Commissioner Antonio called the meeting to order at 7:06 P.M.

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7 **II. ROLL CALL**

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9 **Present:** Laura Barkowski, Code Compliance Officer; Steven Antonio, Lawrence
10 Boardman, Mark Freeman, Ram Kaza, Joshua Michelson, and Stacey Walczak.

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12 **Absent:** JoAnn Hogan, Ali Rice, and Sharon Thomas.

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14 **III. APPLICATIONS**

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16 **1. Public Hearings**

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18 **Application #22-11** John and Elizabeth Marion Owner/Applicant, for a variance
19 pursuant to the Simsbury Zoning Regulations Section 3.5 for the construction of an
20 approximately 780 sq. ft. addition \pm 2 feet within the side yard setback of the
21 property located at 10 Victoria Lane (Assessor's Map C07, Block 212, Lot 010).
22 Zone R-40.

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24
 - The variance was already granted at the October 19, 2022, meeting but
 - 25 FEMA moved the flood line to 298.2 feet, so the footprint needs to be
 - 26 adjusted.
 - The variance was granted previously because of the limitations of where he
 - 27 could put it and the location of his septic tank.
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30 **MOTION:** Commissioner Antonio made a motion, seconded by Commissioner
31 Michelson, to close the public hearing for **Application #22-11** John and Elizabeth
32 Marion Owner/Applicant, for a variance pursuant to the Simsbury Zoning
33 Regulations Section 3.5 for the construction of an approximately 780 sq. ft. addition
34 \pm 2 feet within the side yard setback of the property located at 10 Victoria Lane
35 (Assessor's Map C07, Block 212, Lot 010). Zone R-40. The motion carried
36 unanimously.
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38 **2. Discussion and Possible Action**

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40 **Application #22-11** John and Elizabeth Marion Owner/Applicant, for a variance
41 pursuant to the Simsbury Zoning Regulations Section 3.5 for the construction of an
42 approximately 780 sq. ft. addition \pm 2 feet within the side yard setback of the
43 property located at 10 Victoria Lane (Assessor's Map C07, Block 212, Lot 010).
44 Zone R-40.
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- Commissioner Antonio stated that Mr. Marion is only asking for a .1-foot additional variance, but the Board will be increasing it to three feet so that he has room to work with.
- Commissioner Antonio reminded the Board that Mr. Marion already received approval from the Wetlands Commission.

MOTION: Commissioner Antonio made a motion, seconded by Commissioner Freeman, to approve **Application #22-11** John and Elizabeth Marion Owner/Applicant, for a variance pursuant to the Simsbury Zoning Regulations Section 3.5 for the construction of an approximately 780 sq. ft. addition \pm 2 feet within the side yard setback for plans provided and titled "Improvement Location and Topographical Survey," by Godfrey Hoffman Hodge LLC, dated August 12, 2022, revised November 21, 2022, at the property located at 10 Victoria Lane (Assessor's Map C07, Block 212, Lot 010). Zone R-40. The hardship being that the septic tank limits the location of this addition. This approval would be subject to the following condition: an administrative zoning permit must be obtained. The motion carried unanimously.

IV. GENERAL COMMISSION BUSINESS

No General Commission Business.

V. APPROVAL OF MINUTES

November 23, 2022

MOTION: Commissioner Antonio made a motion, seconded by Commissioner Boardman, to approve the November 23, 2022, Regular Meeting Minutes as written. The motion carried unanimously. Commissioner Michelson abstained.

VI. ADJOURNMENT

MOTION: Commissioner Michelson made a motion, seconded by Commissioner Walczak, to adjourn the meeting. The motion carried unanimously.

Commissioner Antonio adjourned the meeting at 7:16 P.M.

Respectfully Submitted,

Amanda Blaze
Commission Clerk