

From: Carrie Vibert July 26, 2012 9:01:30 AM  
Subject: Zoning Board of Appeals Minutes 06/27/2012 ADOPTED  
To: SimsburyCT\_ZBAMin  
Cc:

ZONING BOARD OF APPEALS  
REGULAR MEETING - ADOPTED MINUTES  
June 27, 2012

I. CALL TO ORDER

Chairman Peter Stempien called the regular meeting of the Zoning Board of Appeals to order at 7:01 P. M. in the Main Meeting Room at Simsbury Town Hall. The following members were also present: Dennis Fallon, Katie Martin, and Greg Piecuch. Also present were Lynn Charest, Zoning Compliance Officer; Lisa Gray, Commission Clerk; and other interested parties.

II. APPOINTMENT OF ALTERNATES

Mr. Stempien appointed Katie Martin to serve as Secretary, and Dennis Fallon to serve for Thomas Horan.

III. PUBLIC HEARING

A. 12-09 Application of Kurt L. Gschwind and Sheila M. Gschwind, Owners, for a variance to accommodate a new 3-season porch, pursuant to Article Eight, Section A, of the Simsbury Zoning Regulations, on property located at 5 Hawks Lane. (Map G06, Block 103, Lot 042). R-40 Zone.

Kurt Gschwind explained that he is seeking a six-foot rear yard variance to attached a single attached garage bay, topped by a three-season porch, to his existing garage. He further explained that alternative placement on the property is inhibited by the topography, existence of open space and wetland soils on the property, and the location of a septic system.

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

A motion was made by Mr. Piecuch to approve the variance based on the topography of the property and the shape of the lot. The motion was seconded by Ms. Martin, and unanimously carried.

B. 12-10 Application of John Zehren, Owner, for a variance to accommodate a proposed addition to their single-family dwelling, pursuant to Article Eight, Section A of the Simsbury Zoning Regulations, on property located at 8 Fairview Street. (Map G08, Block 130, Lot 047). R-15 Zone.

Mr. Piecuch recused himself from the hearing as the architect on this project is a client in his law firm. Because this left only three remaining Board members to vote, a special meeting was scheduled to hear this application on July 18, 2012.

#### IV. APPROVAL OF MINUTES

A. May 23, 2012

A motion was made by Mr. Piecuch to approve the minutes of the May 23, 2012 meeting, as presented. The motion was seconded by Mr. Fallon, and unanimously carried.

#### V. ADJOURNMENT

A motion was made by Mr. Piecuch to adjourn the meeting at 7:19 P.  
M.

---

Katie Martin, Acting Secretary