

From: Carrie Vibert July 26, 2012 8:59:24 AM
Subject: Zoning Board of Appeals Minutes 07/18/2012 ADOPTED
To: SimsburyCT_ZBAMin
Cc:

ZONING BOARD OF APPEALS
SPECIAL MEETING – ADOPTED MINUTES
July 18, 2012

I. CALL TO ORDER

Chairman Peter Stempien called the special meeting of the Zoning Board of Appeals to order at 7:00 P. M. in the Main Meeting Room at Simsbury Town Hall. The following members were also present: Tom Horan, Paul Cocchi, Dennis Fallon, Katie Martin, and Greg Piecuch. Also present were Lynn Charest, Zoning Compliance Officer and other interested parties. Mr. Piecuch recused himself and left the meeting at 7:04 P. M.

II. APPOINTMENT OF ALTERNATES

Mr. Stempien appointed Paul Cocchi to serve for Carol Bingham, Dennis Fallon to serve for Greg Piecuch.

III. PUBLIC HEARING

A. 12-10 Application of John Zehren, Owner, for a Variance to accommodate a proposed addition to the 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.

John and Julie Zehren introduced themselves as the property owners of 8 Fairview Street. John Zehren explained that he is seeking a four-foot encroachment into the twelve foot side yard to the east (which would constitute an eight-foot variance) to construct an addition/garage to his existing home. He further explained that alternative placement on the property is inhibited by the placement of the home which is situated 28' feet from the west side property line and 17' feet from the eastern side property line. The chimney is located on the west side of the house which would not allow connection to the garage. The placement of the existing kitchen is next to the existing one-car garage which is located on the east side of the home. The proposed garage would be constructed adjacent to the existing garage, which allows for safer access to the home.

The Board discussed possible alternative locations for the addition, but determined that any alternative location would require additional expense and reconfiguring of the garage/addition variance and it would be difficult for them to recommend an alternative placement without knowing how much of a variance would be required.

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

A motion was made by Ms. Martin to approve the variance based on the inability to reasonably use the property to the full benefit due to the placement of the home on the property. The motion was seconded by Mr. Horan, and unanimously carried.

V. ADJOURNMENT

 A motion was made by Ms. Martin to adjourn the meeting at 7:16 P.
M.

Tom Horan, Secretary