

THE ZONING BOARD OF APPEALS OF THE TOWN OF AVON HELD A VIRTUAL REGULAR MEETING FOR A PUBLIC HEARING ON THURSDAY, NOVEMBER 17, 2022, AT 7:00 P.M., VIA GOTOMEETING: By web, <https://global.gotomeeting.com/join/991854461>; or by phone: [+1 \(571\) 317-3116](tel:+15713173116), Access Code: [991854461#](https://global.gotomeeting.com/join/991854461).

Present were regular Board members Chair Eileen Carroll, Vice Chair Christy Yaros, Jaime Polhamus, and Michele O'Connor, and Alternate Member James Williams. Absent were regular Board member Eileen Reilly and Alternate members Thomas McNeill and Vi Smalley. Also present was Planning and Community Development Specialist Emily Kyle.

Chair Carroll called the meeting to order at 7:09 p.m.

E. Kyle took roll call for the Board. Alternate member J. Williams will be seated tonight as a regular member so we have a quorum of 5.

#### I. PUBLIC HEARING:

Application of Alex J. Hansen and Victoria R. Cobb, Owners and Alex J. Hansen, Applicant; requesting from Avon Zoning Regulations, Section IV. A. 6., a 32-foot variance from the required 40-foot front yard setback and a 20-foot variance from the required 25-foot side yard setback for a shed, located at 109 Pine Hill Road in an RU2A Zone.

E. Kyle read the Legal Notice and numbers II and III the ZBA Virtual Public Hearing Process into the record. She explained to the Applicant that she would give a summary of the Application, then the Applicant can give a brief presentation, and lastly we will allow questions by the Commissioners. There are no members of the public present.

As described in the Agenda, the Applicant is requesting two variances from Section IV. A. 6. for construction of a shed in the front area of the buildable portion of the lot. The shed that is proposed will not be easily visible from Pine Hill Road but will be visible from at least one neighboring property. The neighbor that is in closest proximity to the shed did submit a letter into the record indicating that he does not object to the proposal. We did not receive any other abutter input. The hardships indicated by the Applicant and observed by E. Kyle on a site inspection included very steep slopes to the rear of the lot and as you go up the driveway. There are retaining walls both to the rear and in front that make the location shaded in green on the Land Status map the only possible place to put a shed without blasting or clearing a significant area (there is a large area that is completely wooded). E. Kyle demonstrated the steep slope, the retaining walls, and the wooded area by sharing several photographs she took on the site. In addition, one photograph shows the above-mentioned neighbor's shed that is similar to the one proposed in this Application.

The Applicant said that E. Kyle covered the information in the Application and added that this proposed site is the only area on the property that could support the shed. The only other area of the property that looks like it is big enough is the only yard in the front and that is where the septic fields are located. E. Kyle noted that even if the Applicant could put the shed in the front

yard, he would still need a variance so it would not necessarily be a better alternative for the ZBA's decision making.

There were no questions from the Board members.

Chair Carroll made a Motion to Close the Public Hearing. M. O'Connor seconded. The Motion passed unanimously. There was no additional discussion by the Board members.

Vice Chair Yaros made a Motion to Approve the Variance. Chair Carroll seconded. The Motion passed unanimously. E. Kyle stated that the granting of this Variance will be in harmony with the purposes and intent of these Regulations, will accomplish substantial justice and will not be injurious to the neighborhood or otherwise detrimental to the public safety and welfare.

II. OTHER BUSINESS: None

III. NEXT REGULARLY SCHEDULED MEETING: December 15, 2022

Chair Carroll made a Motion to Adjourn. J. Polhamus seconded. The Motion passed unanimously. The meeting was adjourned at 7:21 p.m.

Janet Stokesbury, Clerk  
Zoning Board of Appeals  
Town of Avon Planning and Community Development