

# REPORT OF THE ZONING BOARD OF APPEALS

CHRISTY YAROS, *Chair*

JAIME POLHAMUS, *Vice Chair*

HIRAM W. PECK III, AICP, CFM, *Director of Planning and Community Development*

EMILY KYLE, *Planning and Community Development Specialist*

The main function of the Zoning Board of Appeals, pursuant to the General Statutes of Connecticut, is to hear requests for variances in connection with requirements of the Zoning Regulations. Additionally, the Board hears appeals related to decisions of the Zoning Enforcement Officer and reviews applications for automobile dealers' and repairers' licenses, acting as agent for the Connecticut Department of Motor Vehicles.

The Zoning Board of Appeals consists of five elected regular members and three appointed alternate members. During fiscal year 2022/2023, the Commission held seven meetings in its review of eight applications/appeals.

Prior to rendering decisions, the Board evaluates requests for variances based on a determination of hardship and ensures that buildings and land uses remain in harmony with the general purpose and intent of the Town of Avon Zoning Regulations. Variances include requests to reduce front, side, and rear yard setbacks for the construction of garages, sheds, decks, pools, generators, and detached buildings and additions. Variance requests to allow for the expansion of non-conforming buildings are also reviewed. The Department of Planning and Community Development provides staff assistance to the Board.

<b>Fiscal Year</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>	<b>21/22</b>	<b>22/23</b>
Meetings	3	6	12	5	7
Applications/Appeals	4	8	15	5	8
Granted	3	8	12	4	8
Denied	0	3	4	1	0
Withdrawn	0	0	0	0	0
Pages of minutes	5	40	68	16	21