

The Zoning Board of Appeals of the Town of Avon held a meeting on Thursday, April 24, 2014 at the Avon Town Hall. Present were Messrs. Ladouceur, Ryan, Oleyer, Vicino, Ms. Aube and Mr. McCahill, Planning & Community Development Specialist. Mr. Ladouceur called the meeting to order at 7:30 p.m.

PUBLIC HEARING

April 24, 2014

The Clerk read the call to meeting.

Mr. Ladouceur read the Application of Gary J. Greene, owner/applicant; requesting from the Avon Zoning Regulations, Section IV.A.6 & III.C., a 9' variance from the 15' side yard setback requirement and a variance to increase the nonconforming dwelling to permit an addition and front porch, with a connection to the second floor of the existing garage, located at 21 Lakeview Blvd in an R-15 zone. He then read the petition in favor of the application from Susan Fantozzi, 25 Lakeview Blvd, Pascal Harvin & Isabelle Zarka, 19 Lakeview Blvd, and Dennis & Patty Obie, 20 Lakeview Blvd.

Mr. Greene, owner/applicant and Michelle Greene were present. Mr. Greene said the addition is 1800 sq.ft. They are coming out of the basement area and the first floor, not the second floor. There will be a pass through from the second floor to the garage. The basement now has a bedroom but the window is not up to code on egress. The stairway will be changed. They will redesign the bedroom and the heat to make it more conforming. The house was built in the 1940's with several additions and they would like to bring it up to code. They have seven children between them.

The addition is not on the edge of the existing dwelling, it's coming in a foot on each side. When the house was built the side lines were not correct, the house was built to close. All the lots in that area are nonconforming. The basement was originally a garage. They plan to put the master bedroom over the garage. He has talked to the neighbors and the Lakeview Association. There is a pass way on the property. It was owned by the Association, which they didn't know. He pays the taxes on that property. The president of the association said it will be deeded to the Greenses by either a quick claim or a land lease whichever the Board requests.

Mr. Ladouceur said that is not a matter before us so we have no opinion on it.

Mr. Greene continued. People will still be able to see the lake and this project will fit into the neighborhood. A set of stairs on the outside will be removed.

Mr. Ladouceur said the only way to access the second floor is through the walkway. The breezeway will remain. The lots in this area are narrow, this lot is long although most of it is in the flood line. This lot was built before zoning. This addition is in a straight line, not jagged.

Mr. McCahill stated that of the 1800 sq.ft. addition only 200 sq.ft. are actually encroaching into the side yard. The connector on the second floor is the only way he could have living space over the garage.

No one else was present. The Public Hearing closed at 7:50 p.m.

ZONING BOARD OF APPEALS MEETING

April 24, 2014

A Zoning Board of Appeals meeting was held following the Public Hearing.

Ms. Aube made a motion to GRANT, seconded by Mr. Vicino the Application of Gary J. Greene, owner/applicant; requesting from the Avon Zoning Regulations, Section IV.A.6 & III.C., a 9' variance from the 15' side yard setback requirement and a variance to increase the nonconforming dwelling to permit an addition and front porch, with a connection to the second floor of the existing garage, located at 21 Lakeview Blvd in an R-15 zone. The vote was unanimous by Messrs, Ladouceur, Ryan, Vicino, Oleyer and Ms. Aube.

Mr. Ladouceur said the nature of the lot and the topography of the lot and the preexisting structure that is nonconforming makes it the only viable position to put this structure.

Reason – To grant variance is in harmony and keeping with the purpose and intent of the regulations and would not be injurious to the neighborhood.

Hardship – To deny would deprive the owner of a reasonable use of the property.

Mr. Ladouceur said they have received a letter of resignation from Robert Paine who had been an alternate for this board for many years. He is having health concerns and can no longer serve. We thank him for his service and wish him well.

There being no further business the meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Shirley C. Kucia, Clerk