

The Zoning Board of Appeals of the Town of Avon held a meeting on Thursday, January 23, 2014 at the Avon Town Hall. Present were Messrs Johansen, Ryan, Vicino, Michael Oleyer, Ms. Aube and Mr. McCahill, Planning & Community Development Specialist. Mr. Johansen call the meeting to order at 7:35 p.m.

PUBLIC HEARING

January 23, 2014

The Clerk read the call to meeting.

Mr. Johansen read the Application of Gregory S. Makowski & Melinda L. Ramsby owners/applicants requesting from the Avon Zoning Regulations, Sections IV.A.6. & III.C.; an 18' variance from the 60' front yard setback requirement to permit a front porch, a 22' variance from the 30' rear yard setback requirement & a 17' variance from the 20' side yard setback requirement to permit a screened porch on a nonconforming dwelling, located at 621 Huckleberry Hill Road in an R-30 zone.

Mr. Greg Makowski was present. His original application that was approved was in 2011. His contractor was ill so they waited until he was available. They had a one car garage that was only used for storage. There were power lines on the next property owned by CL&P which were removed as were not in use. The property along the proposed additions drops off very rapidly.

Mr. McCahill presented a copy of the plot plan highlighting the proposed additions; the porch in the front, off the back a screened porch, and marked the distances from the property lines showing the variances.

Mr. Johansen stated this property abuts the CL&P property. They were notified as an abutter. He mentioned that Huckleberry Hill Road is a collector road needing a 60' front yard setback requirement. He read a letter from James and Pamela Bombara, 620 Huckleberry Hill Road in support of the variance.

Mr. McCahill said he had talked to CL&P as he was concerned how the applicant would be able to build the porch without going on the other property. He will be looking for some written authorization before they start the project from CL&P to allow them on their property. The engineering department has talked to CL&P who said they saw no problem.

There was no one else present. The Public Hearing closed at 7:48 p.m.

Mr. Johansen read the Application of Bruce Appell & Nancy Frodermann, owners/applicants; requesting from the Avon Zoning Regulations, Sections IV.A.6. & III.C., a 15' variance from the 60' front yard setback requirement to permit a rear two-story addition, a 41' variance from the 60' front yard setback requirement to permit a southerly one-story addition, a 46' variance from the 60' front-yard setback to permit front covered open porch and stairs; and a variance

to permit additional floor area in the required front yard setback on a nonconforming dwelling; located at 85 New Road in an R-15 zone

Mr. Appell was present. He presented a petition from Wayne Mabb, 91 New Road, Elizabeth Kassel, 88 New Road, and James C. Vose, 12 Blanchard Road with no objections to this application. He said their previous application included a third floor. His wife broke her leg recently and they decided it would be preferable to add on to the first floor instead of the third floor. The entire house sits in front of the building line so no matter what he does, he needs a variance. They needed a variance two more feet to accommodate a stairway to the basement. They reconfigured the front porch. They wanted a sitting porch so needed two more feet to accommodate a new front door. On the south side they are bumping the wall out four feet. The present garage and storage will not change.

Eloise Marinos, architect, said the survey submitted is actually dated 6-6-13 with the revision date 11-27-13. The previous variance required a 50% expansion from the original floor area. This new plan is a little less but still requires it. She consulted with the building department as to how to construct the wall on the first floor. There is no foundation there and how to construct the addition. They said either on a grade beam or some piers.

Mr. McCahill said the expansion was in the legal notice and on the application.

There was no one else present. The Public Hearing closed at 8:00 pm.

ZONING BOARD OF APPEALS MEETING

January 23, 2014

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

Ms. Aube made a motion to GRANT, seconded by Mr. Vicino the Application of Gregory S. Makowski & Melinda L. Ramsby owners/applicants requesting from the Avon Zoning Regulations, Sections IV.A.6. & III.C.; an 18' variance from the 60' front yard setback requirement to permit a front porch, a 22' variance from the 30' rear yard setback requirement & a 17' variance from the 20' side yard setback requirement to permit a screened porch on a nonconforming dwelling, located at 621 Huckleberry Hill Road in an R-30 zone. The vote was unanimous by Messrs. Johansen, Vicino, Ryan, Oleyer & Ms. Aube.

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. Vicino made a motion to GRANT, seconded by Ms. Aube the Application of Bruce Appell & Nancy Frodermann, owners/applicants; requesting from the Avon

Zoning Regulations, Sections IV.A.6. & III.C., a 15' variance from the 60' front yard setback requirement to permit a rear two-story addition, a 41' variance from the 60' front yard setback requirement to permit a southerly one-story addition, a 46' variance from the 60' front-yard setback to permit front covered open porch and stairs; and a variance to permit additional floor area in the required front yard setback on a nonconforming dwelling; located at 85 New Road in an R-15 zone. The vote was unanimous by Messrs Johansen, Ryan, Oleyer, Vicino and Ms. Aube.

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.

There being no further business, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Shirley C. Kucia, Clerk