

ZBA Minutes OCT 24 2013

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The Zoning Board of Appeals of the Town of Avon held a meeting on Thursday, October 24, 2013 at the Avon Town Hall. Present were Messrs. Johansen, Ryan, Worobow, Vicino and Mr. McCahill, Planning & Community Development Specialist. Mr. Johansen, Vice Chairman, called the meeting to order at 7:40 p.m.

Mr. McCahill stated we do expect to have our fifth member join us this evening but if we were only four members, we would have to have a unanimous decision. All the actions of the board must be unanimous whereas if we had five members we could have one descending vote. The applicant has the opportunity not to have this application heard tonight and could defer until the next meeting when there would be five members. Mr. & Mrs. Mazur both agreed to proceed.

PUBLIC HEARING October 24, 2013

The Clerk read the call to meeting.

Mr. Johansen read the Application of Angela and David Mazur, owners/applicants; requesting from the Avon Zoning Regulations Sections IV.A.4.p.(2) & IV.A.6., a 60' variance from the 80' front yard setback requirement to permit a 10'x12' shed, located at 670 New Road in an R-30 zone. He noted for the record that only the applicants were present.

Mr. Mazur said they are trying to put the shed so it's not difficult for their neighbors and also in a way they can get to it. The property has wetlands in the rear. This is a rear lot so the front yard setback is doubled.

Mrs. Mazur said the neighbors are all in favor of the location. It would be awful to look at in the back yard as the yard is long and narrow with a retaining wall and wetlands. We would be looking at it from the deck and visible to our neighbors to the left. It is an ideal proposed location so nobody would be offended by it. The abutters have been notified. They are thinking of changing the color of the shed, a color that would not offend anybody, a very conservative color.

Mr. McCahill stated this is a rear lot approved in 1985 as an interior lot where you have a house behind another house. To increase the buffer between the houses, the front yard requirement for the house is set back a good distance from the front house. Their house is about 110' from the wetlands now. If they tried to put the shed in the wetlands, they would have to go to the wetlands commission. Right now he can sign off of this proposed location.

There was no one else present. The Public Hearing closed at 7:47 p.m.

ZONING BOARD OF APPEALS MEETING October 24, 2013

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

Mr. Vicino made a motion to GRANT, seconded by Mr. Worobow the Application of Angela and David Mazur, owners/applicants; requesting from the Avon Zoning Regulations Sections IV.A.4.p.(2) & IV.A.6., a 60' variance from the 80' front yard setback requirement to permit a 10'x12' shed, located at 670 New Road in an R-30 zone – The vote was unanimous by Messrs. Johansen, Worobow, Ryan, and Vicino.

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.

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

There being no further business, the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Shirley C. Kucia, Clerk