

The Zoning Board of Appeals of the Town of Avon held a meeting on Thursday, March 27, 2014 at the Avon Town Hall. Present were Messrs. Ladouceur, Johansen, McNeill, Oleyer, Ms. Aube and Mr. McCahill, Planning & Community Development Specialist. Mr. Ladouceur called the meeting to order at 7:30 p.m.

PUBLIC HEARING

March 27, 2014

The Clerk read the call to meeting.

Mr. Ladouceur read the Application of William F. Knight & Jill M. Adams, owners/applicants; requesting from the Avon Zoning Regulations, Section IV.A.2.; a variance to renovate the existing detached garage and modify the use to include a two-bay garage with a recreational area on the 1st floor; and an art and music studio on 2nd floor, located at 120 Nod Way in an RU-2A zone.

Mr. Dave Whitney, PE with an office in Avon was present. He said here tonight are the applicants, Bill Knight and Jill Adams and Daniel Harazim, Architect. This is an application for a change of use. This is a five acre site with an 1100 foot driveway that winds its way uphill from Nod Way which is a portion of the old Nod Road which took a sharp curve. The existing house is located about in the middle of the five acres and there is an existing detached garage which is a sizeable structure which was built in 1985. A variance was granted at that time for the size of the structure. About a third of the site is open and grass area, the remaining site is wooded. In addition to this wooded area, there is about 15 acres around this property that is also wooded. It's rather an isolated residential lot in the middle of Hunter's Run, a unique property for Avon. It's not a visible site from the road. The use will be personal recreation enjoyment with two ping pong tables and an art and music studio. The building will not be expanded in any way. The exterior stairway will be replaced. They will be installing a new septic system for the half bath and wet bar.

These are not offices, the applicants have an office here in Avon off Hopmeadow Street. It will not be used as living quarters, or guest rooms, no kitchen or shower proposed, just a sink. Daniel Harazim, architect has drawn plans. On the first floor a portion of 900 sq.ft. will remain a garage, the game room will have two ping pong tables, the owners are passionate about ping pong, then an interior stairway to the art studio and the music studio on the second floor.

Mr. Harazim, Architect, stated the building is presently an open floor plan, with two garage doors, first floor is concrete, second floor is just sub flooring with rafters showing. It was used primarily for storage by the prior occupant. There is electricity there but no other utilities.

Mr. Oleyer questioned if the neighbors had been notified. Mr. Knight replied he had received a note from someone who lives in Hunter's Run who said congratulations.

Mr. Ladouceur stated that the last variance was for size and has only been used for storage and a garage. In granting a variance in this case it will be specific to only permitting a half bath and wet bar. He wants to be very clear that a shower and kitchen will not be included at a later date without permission.

Mr. McCahill stated that when a C.O. is issued after the work is completed, it will list what is allowed according to the regulations.

Ms. Adams said there is quite a distance from the house to the out building. The music room is for her piano which she plays. She is not into heavy metal.

Mr. McCahill stated that banks are doing a thorough job when people request a mortgage and they inspect the house to find work done without a permit. People finish basements without permits, build decks without permits and hope they don't get caught. We are doing a lot of permits now for things that had been previously done without permits.

The architect stated that the bathroom is about 30 sq.ft., the wet bar about 40 sq.ft., about 70 sq.ft. combined.

There was no one else present. The Public Hearing closed at 7:58 p.m.

ZONING BOARD OF APPEALS MEETING

March 27, 2014

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

Mr. Ladouceur made a motion to GRANT WITH CONDITIONS, seconded by Ms. Aube, the Application of William F. Knight & Jill M. Adams, owners/applicants; requesting from the Avon Zoning Regulations, Section IV.A.2.; a variance to renovate the existing detached garage and modify the use to include a two-bay garage with a recreational area on the 1st floor; and an art and music studio on 2nd floor, located at 120 Nod Way in an RU-2A zone. The conditions are To permit in addition to permitted uses that the building shall also have the permitted uses of that of a recreational room in addition to an art and music room with the addition of a toilet and a wet bar and kitchen sink only, not to exceed 5% of the square footage of the first floor in accordance with the drawing prepared by Daniel P. Harazim, dated March 6, 2014. No shower or other kitchen facilities shall be added as part of the application and property not used for any home occupation, guest rooms or apartment.

Ms. Aube said we need to be consistent about interpretation of the regulations.

The vote was unanimous by Messrs. Ladouceur, McNeill, Johansen, Oleyer, & Ms. Aube.

Reason – To grant variance is in harmony and keeping with the purpose and intent of the regulations, will accomplish substantial justice and would not be injurious to the neighborhood or otherwise detrimental to the public health, safety and welfare.

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