

The Zoning Board of Appeals of the Town of Avon held a meeting on Thursday, May 22, 2014 at the Avon Town Hall. Present were Messrs. Ryan, Oleyer, McNeill, Ms. Aube, and Mr. McCahill, Planning & Community Development Specialist. Mr. Ryan, Acting Chairman, called the meeting to order at 7:50 p.m.

PUBLIC HEARING

May 22, 2014

The Clerk read the call to meeting.

Mr. Ryan said we are usually a board of five members. Tonight there will only be four members present. All the actions of the board must be unanimous where as if we had five members, we could have one descending vote. Applicants have the opportunity not to have their application heard tonight and could defer until the next meeting. Both applicants agreed to go forward with their applications.

Mr. Ryan read the Application of Diane J. Ravech, owner/applicant; requesting from the Avon Zoning Regulations, Section IV.A.6., a 3' variance from the 15' side yard setback requirement, and an 18' variance from the 30' rear yard setback requirement, to permit a 10'x12' shed to remain, located at 15 Michelle Lane in an R-30/R-15 zone.

Diane Ravech, owner, was present. She said in 2012 she installed a shed. There were some unfortunate events within her family and the necessary paperwork was not obtained. The neighbor is replacing their fence along the property line and had staked out the property line so she was able to measure where the shed is located.

There was no one else present. The Public Hearing closed at 7:55 p.m.

Mr. Ryan read the Application of Vincent J. Brown, owner/applicant; requesting from the Avon Zoning Regulations, Section IV.A.6., a 22' variance from the 25' side yard setback requirement, to permit an 8'x10' shed, located at 37 Carriage Drive in an R-40 zone

Mr. Vincent Brown was present. He said he talked to his neighbor who was closest to the property line and he had no objections to the shed. He requested to make it 8x12 instead of 8x10 as he can get a better price. It will not be closer to the property line. It's the best location so it doesn't go down hill. The shed will be surrounded by trees and shrubs and no trees will be cut down.

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

ZONING BOARD OF APPEALS MEETING

May 22, 2014

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

Ms. Aube made a motion to GRANT, seconded by Mr. Oleyer, the Application of Diane J. Ravech, owner/applicant; requesting from the Avon Zoning Regulations, Section IV.A.6., a 3' variance from the 15' side yard setback requirement, and an 18' variance from the 30' rear yard setback requirement, to permit a 10'x12' shed to remain, located at 15 Michelle Lane in an R-30/R-15 zone. The vote was unanimous by Messrs. Ryan, Oleyer, McNeill 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.

Ms. Aube made a motion to GRANT as amended to 8x12 instead of 8x10, seconded by Mr. Oleyer the Application of Vincent J. Brown, owner/applicant; requesting from the Avon Zoning Regulations, Section IV.A.6., a 22' variance from the 25' side yard setback requirement, to permit an 8'x10' (AMENDED TO 8'X12') shed, located at 37 Carriage Drive in an R-40 zone. The vote was unanimous by Messrs. Ryan, Oleyer, McNeill 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 8:03 p.m.

Respectfully submitted,

Shirley C. Kucia, Clerk