

THE ZONING BOARD OF APPEALS OF THE TOWN OF AVON HELD A REGULAR MEETING FOR A PUBLIC HEARING ON THURSDAY, JUNE 20, 2019, AT THE AVON TOWN HALL, BUILDING #1 (LOWER LEVEL).

Present were Chair Ames Shea, Vice-chair Andrew Bloom, Chester Bukowski, and Mackenzie Johnson. Absent were Eileen Carroll and alternates Thomas McNeill, Francesco Lupis, and Vi Smalley. Also present was John McCahill, Planning and Community Development Specialist.

Ms. Shea called the meeting to order at 7:03 p.m. She stated that since four members of the board were present, and in the absence of the fifth member, a vote of approval of the application would necessitate a unanimous approval. If the application were not approved by unanimous vote, the application could be refiled to be heard at a future meeting. The applicant agreed to proceed with the public hearing.

PUBLIC HEARING

Ms. Shea stated that the legal notice was published in accordance with state statutes. She read the following: Application of Gary R. Thureson, owner/applicant; requesting from Avon Zoning Regulations, Section IV. A.6., a 10-foot variance from the 20-foot required side yard setback and a 20-foot variance from the required 30-foot rear yard setback to permit a 14-foot by 24-foot shed, located at 50 Haynes Road in an R-30 Zone.

Ms. Shea summarized the following application materials: The hardship explanation is that Mr. Thureson would like to preserve the existing lawn and shrubs, the six-zone irrigation piping, and allow space for a future pool and patio. She then summarized the location elements including his property's privacy at the rear of the house due to the abutting Sycamore Park location and border of dense evergreen trees. She indicated that there is a photo of the proposed shed included in the application, and photos of property views of 50 Haynes Road. She mentioned the letter signed by Mr. Thureson's abutting neighbors indicating that they have reviewed the plot plan and have no objections to Mr. Thureson obtaining a side and rear setback variance. Maps included the following: One showing the placement of the proposed shed, a plot map, a satellite map, and a map of the surrounding areas which were also included in the application.

Mr. Thureson stated that the west side of his property sloped upward with trees that create shadows that would be disadvantageous to an ideal location for a future pool.

Mr. McCahill stated that the Town did not receive any communications objecting to the variance request.

Ms. Shea noted that no persons were present at the hearing to speak or object to the variance request.

There being no further comments, the public hearing portion of the meeting was closed.

REGULAR MEETING

Mr. Bloom motioned to GRANT, and was seconded by Mr. Bukowski, the following: Application of Gary R. Thureson, owner/applicant; requesting from Avon Zoning Regulations, Section IV. A.6., a 10-foot variance from the 20-foot required side yard setback and a 20-foot

variance from the required 30-foot rear yard setback to permit a 14-foot by 24-foot shed, located at 50 Haynes Road in an R-30 Zone. The motion received unanimous approval.

Reason – The granting of the variance will be in harmony with the purpose and intent of these regulations; will accomplish substantial justice; and will 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.

Mr. McCahill brought to the attention of the board a draft of the ZBA 2020 Meeting Calendar for review and approval.

Mr. Johnson motioned to approve the ZBA 2020 Meeting Calendar as submitted. Ms. Shea seconded the motion. The motion received unanimous approval.

Mr. Johnson motioned to adjourn the meeting. Ms. Shea seconded the motion. There being no further business, the meeting adjourned at 7:15 p.m.

Susan Guimaraes, Clerk
Zoning Board of Appeals
Town of Avon Planning and Community Development