



ZONING BOARD OF APPEALS

Clifford J. Hurgin Municipal Center
1 School Street, Bethel, Connecticut 06801 *(203) 794-8578

ZONING BOARD OF APPEALS MINUTES
May 15th, 2012 – BETHEL MUNICIPAL CENTER
7:00 P.M. – DENIS J. RIORDAN ROOM

RECEIVED

2012 MAY 16 P 12: 59

TOWN OF BETHEL
TOWN CLERK

COMMISSION MEMBERS PRESENT : P. Verderosa, Chairman; N. Santaniello, Streaman; S. Catino; W. Foster; M. Ryan; S. Palmer, Planning & Zoning Official.

P. Verderosa called the meeting to order at 7:00 p.m

Chairman Verderosa opened the Public Hearing and read the Legal Notice into the record.

W. Foster was seated for J. Hurgin

PUBLIC HEARING(S):

12:03 Stephen DeMarco, 249 Greenwood Ave.: Variance of Art 4.4.B.2.6.b to raze a 1 story garage 1.2⁺/- from the side lot line where 20' is required and reconstruct a 2 story building in the same footprint.

Read into the Record: Staff Report dated 5/15/12 by S. Palmer, Planning & Zoning Official
Correspondence read in to the Record: Letter dated 5/7/12 from John F. Schmucker, 245 Greenwood Ave and Robert Wallace, 2 Farnum Hill.

Stephen DeMarco, owner, introduced the Application. Mr. DeMarco requested a variance to permit the conversion of a detached, one story two car garage into a two story, 1 bedroom apartment within the required 10 ft. side yard setback. The building will be located on the same footprint as the garage but a second floor will be constructed to accommodate a bedroom and bath for the apartment. In total the square footage will be 800 sf. The applicant proposed to maintain the current footprint within the setback in order to maintain continuity with what exists today. The property is 15,360 sf or .35 acres in area and is located in the Commercial "C" Zone. The existing main building contained a three family dwelling which is the density allowed to the subject parcel. However, the owner converted it to a two family in the past year. Town sewer service is available and the property is approved for the additional 3rd unit. Grade changes from the adjacent properties allow the building to blend in with the surroundings. The design of the building will contain architectural elements from the existing house as the owner wishes to maintain consistency of design.

The Applicant stated his hardship as being the pie shaped lot, topography and existing parking areas that restrict potential conforming locations for a detached building.

No one spoke.

Chairman Verderosa closed the Public Hearing.

MINUTES:

Motion by W. Foster, seconded by N. Santaniello to Approve the meeting Minutes of April 17th 2012.

Motion passed.

NEW BUSINESS:

Motion by J. Streaman, seconded by N. Santaniello to accept variance application **12-04: 158 Greenwood Avenue** and set a Public Hearing date for June 19th, 2012.

Motion Passed

Motion by N. Santaniello, seconded by J. Streaman to accept variance application **12-05: 62 Putnam Park Road** and set a Public Hearing date for June 19th, 2012.

Motion Passed.

WORKSESSION:

12:03 Stephen DeMarco, 249 Greenwood Ave.:

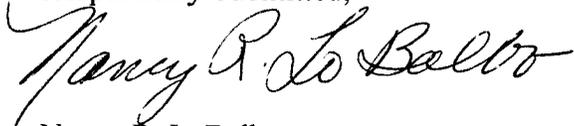
Motion by N. Santaniello, seconded by J. Streaman to **GRANT** a Variance of Art 4.4.B.2.6.b to raze a 1 story garage 1.2'+/- from the side lot line where 20' is required and reconstruct a 2 story building in the same footprint.

The Board stated that a **Hardship** was caused by the lot topography.

Motion Passed unanimously.

Motion to Adjourn by N. Santaniello, seconded by J. Streaman at 7:35 p.m.

Respectfully Submitted,



Nancy R. LoBalbo
Secretary, Planning & Zoning Department