



# ZONING BOARD OF APPEALS

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

**ZONING BOARD OF APPEALS MINUTES**  
**May 20<sup>th</sup> 2008 – BETHEL MUNICIPAL CENTER**  
**7:00 P.M. – DENIS J. RIORDAN ROOM D**

**RECEIVED**

MAY 22 2008

TOWN OF BETHEL  
TOWN CLERK

**COMMISSION MEMBERS PRESENT:** Chairman P. Verderosa, S. Santaniello; C.Tager; J. Hawkins; J. Hurgin. J. Streaman; C. Tager, and S. Palmer, Planning & Zoning Official.

P. Verderosa called the meeting to order at 7:05pm.

**PUBLIC HEARINGS:**

**08-04: Todd D. Overton, 2 Grace Court: To request a variance of Section 118-24F(1) to allow the reduction of the front yard setback from 20' required to 16+' to permit the construction of an addition to an existing house.**

C. Tager stated that he is located more than 100 feet from the proposed application.

S. Santaniello read the staff report of S. Palmer Planning & Zoning Official into the record.

Todd Overton, 2 Grace Court, presented the application and certified notification of adjoining property owners, to the Board.

Mr. Overton requested a variance of Section 118-24F(1) of the zoning regulations to permit an addition to an existing house located on a corner lot and built prior to the incorporation of zoning regulations of the Town of Bethel. He presented pictures showing the location of existing piping and exterior amenities. The request is made due to the present interior layout and the desire to keep the house more in conformance with the surrounding neighbor hood. No one spoke. P. Verderosa closed the hearing.

**WORKSESSION:**

**08-04: Todd D. Overton, 2 Grace Court: To request a variance of Section 118-24F(1) to allow the reduction of the front yard setback from 20' required to 16+' to permit the construction of an addition to an existing house.**

The Commission discussed the merits of the application.

Motion by C. Tager, seconded by J. Hurgin to grant a variance of section 118-24F(1) front yard setbacks from 20 feet to 16 feet as shown on a map prepared by New England Land Surveying dated 4/10/08 and entitled "Proposed Zoning Location Map showing Lots 87,88 & 90 – file 4 Map 50 – Bethel Land Records, Bethel Connecticut prepared for Todd D. Overton", with the stipulation that an as-built survey will be required prior to the issuance of a certificate of occupancy. Motion passed unanimously (5-0)

**INVOICES:**

Motion by C. Tager, seconded by J. Hurgin to **APPROVE** payment of 193.07 to Housatonic Publications for invoices related to Legal Noticing. Motion passed unanimously.

**MINUTES:**

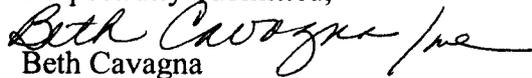
Motion by C. Tager, seconded by J. Hurgin to **APPROVE** the minutes of the meeting for March April 15, 2008. Motion Passed unanimously.

**NEW BUSINESS:**

Motion by C. Tager, seconded by J. Hurgin to **ACCEPT** new business and set a Public Hearing date of June 17<sup>th</sup> 2008. Motion passed unanimously.

Motion to adjourn at 7:30 p.m. by C. Tager, seconded by J. Hurgin.

Respectfully Submitted,

  
Beth Cavagna