



# ZONING BOARD OF APPEALS

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

## ZONING BOARD OF APPEALS SPECIAL MEETING MINUTES JULY 14<sup>th</sup>, 2010 – BETHEL MUNICIPAL CENTER 7:00 P.M. – DENIS J. RIORDAN ROOM

**COMMISSION MEMBERS PRESENT** : Chairman, P. Verderosa; N. Santaniello; W. Foster;  
K. Watson Staff: S. Palmer, Planning & Zoning Official.  
Chairman Verderosa called the meeting to order at 7:03 p.m.

### PUBLIC HEARINGS.:

Chairman Verderosa opened the Public Hearing, read the Legal Notice into the record.  
K. Watson read the Staff Report from S. Palmer, Planning & Zoning Official, into the record

### 10-07: PAMELA PAGE & IGOR JOZSA, 200 CHESTNUT STREET; VARIANCE OF ART. 3.4.1 TO REDUCE FRONT YARD SETBACK FROM 50' REQUIRED TO 21.5+/- FOR AN ADDITION.

Igor Jozsa, owner, was present for this application. Chairman Verderosa explained to Mr. Jozsa that due to the fact that there were four Board members present, any decision to approve the variance would have to be unanimous and offered him the option to continue the Public Hearing at another time. Mr. Jozsa elected to go forward with the Public Hearing at this time.

Mr. Jozsa presented certification of notification of surrounding property owners to the Board.

The Applicant requested a variance to permit the construction of a 1 story enclosed porch on an existing single family dwelling 21.5 feet from the front property line where 50 feet is required. The property is located in the residential R-80 Zone and contains 2 principle dwellings. The subject dwelling is located in the center of the property. In 1993 the Zoning Board of Appeals granted a variance to construct additions to the main dwelling. Both units are legally nonconforming as to their use and locations. Each dwelling is served by private well and septic systems.

The proposed addition is intended to be used as an enclosed mudroom which will connect the front porch to the side of the house. Mr. Jozsa, an architect, indicated that he designed the addition to look appropriate, as it extends the porch's roof line to wrap around the side of the building to meet with an existing one story addition. The addition itself is no closer to the front property line than the existing porch, which is legally non-conforming as to its location. This home was built between approximately 1760-1790.

Mr. Jozsa told the Board that his hardship is the pre-existing nonconforming nature of the buildings and property.

No one spoke.

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Chairman Verderosa closed the Public Hearing

At this time K. Watson and W. Foster were seated.

**WORK SESSION:**

The Board discussed the issues relating to hardship requirements as pertaining to the project.

Motion by K. Watson, seconded by N. Santaniello to GRANT a Variance of Art. 3.4.1 to reduce front yard setback from 50' required to 21.5 +/- for the construction of an addition.

In making their decision the Board cited a hardship was caused by the pre-existing, nonconforming location of the property.

Motion passed unanimously.

**INVOICES:**

Motion by K. Watson, seconded by W. Foster to approve payment in the amount of \$651.52 from CT Media Group/Danbury News-Times for an invoice related to Legal Noticing.  
Motion Passed.

**MINUTES:**

Motion by K. Watson, seconded by N. Santaniello to approve the minutes of the meeting of June 15<sup>th</sup>, 2010.

Motion Passed.

Motion to Adjourn at 7:30 by K. Watson, seconded by N. Santaniello

Respectfully Submitted,



Nancy R. LoBalbo,  
Secretary, Planning & Zoning Department