



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 MAY 3RD, 2011 – BETHEL MUNICIPAL CENTER 7:00 P.M. – DENIS J. RIORDAN ROOM

COMMISSION MEMBERS PRESENT : J. Streaman, Vice Chairman, N. Santaniello; K. Watson; J. Hurgin; J. Hawkins; W. Foster; S. Dolan; Staff: S. Palmer, Planning & Zoning Official

J. Streaman called the meeting to order at 7:01 p.m. and read the Public Hearing Notice.

PUBLIC HEARING:

11-01: Janet Bailey Schroeder, 64 Nashville Rd. Ext., Variance of Art 3.2.B.1 – One single family per lot; Art 3.3.A.2 – No accessory building may be used as a dwelling unit.

N. LoBalbo, Recording Secretary, read the Staff Report by S. Palmer, Planning & Zoning Official and Correspondance into the record.

Correspondance:

Richard & Susan DeWitt	27 Nashville Rd., Ext
David & Mary Ann Kleinschmitt	5 Webb Rd
Robert & Eileen Brummer	62 Nashville Rd., Ext
Richard A. & Marian A. Quinn	65 Nashville Rd. Ext
Suzanne & William Healy	51 Nashville Rd. Ext.
Alice & Bill Higgins	3 Webb Road
D. Solstice & R. Lenhard	63 Nashville Road Ext.

RECEIVED

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TOWN OF BETHEL
TOWN CLERK

Janet Bailey Schroeder, property owner, was present for the application. Ms. Schroeder requested a variance of Section 3.2.B.1 and 3.3.A.2 to legalize an apartment in a detached accessory building where only one(1) single family dwelling is permitted per lot in a Residential R-80 zoning district.

As a result of an inquiry from a neighboring property owner earlier this year, research into the Assessor's tax field card and a subsequent inspection estimated that a portion of the barn was converted into and apartment at some point in the late 1970's to early 1980's. The applicant confirmed that the apartment has been in existence since prior to their purchase and occupancy of the property and that the apartment was not created by them. Ms. Schroeder stated that the house on the property is one of the oldest in Bethel, approximately 300 years old, and the barn dating to the late 19th century. The intention of the owner is to restore the property to it's

original character. Since notification of the violation the applicant has fully cooperated to find a resolution to this matter. They stated the hardship as being that the apartment creates diversity in the housing available in Town and the income from it allows the historic structures to be maintained.

At this time S. Palmer, Planning & Zoning Official pointed out to the Board the Bethel 2007 Plan of Conservation & Development page 46, "Consider Regulatory Approaches" paragraph three regarding "adaptive reuse....that provides for redevelopment of historic properties..."

Those who spoke:

Rich Quinn 65 Nashville Rd. Ext. spoke against.
J. Streaman closed the Public Hearing

WORKSESSION:

S. Dolan was seated for P. Verderosa

Motion by J. Hawkins, seconded by J. Hurgin to **APPROVE** a Variance of Art 3.2.B.1 – One single family per lot; Art 3.3.A.2 – No accessory building may be used as a dwelling unit for 64 Nashville Road Ext. with the following **Stipulations**:

- 1) The number of residents shall be limited to two (2) individuals in the apartment.
- 2) A maximum number of two(2) vehicles shall be allowed for this apartment.

In making their decision the Board stated the Hardship as the preservation of the historic area & structures as they now exist.
Motion Passed unanimously.

INVOICES

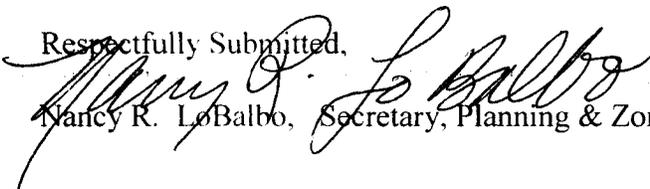
W. Foster seated for S. Dolan, K. Watson seated for P. Verderosa.

Motion by J. Hurgin, seconded by N. Santaniello to APPROVE payment in the amount of \$90.00 to CT Federation of Planning & Zoning Agencies for membership dues through March 31, 2012 in the amount of \$90.00.
Motion Passed.

MINUTES:

Motion by N. Santaniello, seconded by K. Watson to APPROVE the Meeting minutes of March 15th, 2011
Motion Passed.
Motion to Adjourn at 8:00 p.m. by K. Watson, seconded by J. Hurgin. Motion Passed.

Respectfully Submitted,


Nancy R. LoBalbo, Secretary, Planning & Zoning Department