



ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS MINUTES July 19th 2011 – BETHEL MUNICIPAL CENTER 7:00 P.M. – DENIS J. RIORDAN ROOM

COMMISSION MEMBERS PRESENT : P. Verderosa, Chairman; J. Streaman, N. Santaniello; J. Hawkins; J. Hurgin, W. Foster; S. Dolan.

P. Verderosa called the meeting to order at 7:03 p.m.

PUBLIC HEARINGS:

11-02 Brian & Heather Gloudemans, 35 Shelly Road

P Verderosa called the hearing to order and read the legal notice as it appeared in the News Times. A Staff report dated 7/19/11 from S. Palmer Planning & Zoning Official was submitted. B. Gloudemans was present and explained to the Commission the process that was used to determine the location of the shed. The property's topography, location of well septic and underground propane were all used to determine the proposed location of the shed. The request is for a variance of Article 3.4C-1f from 30 feet to 1.8 feet.

Those who spoke:

Stan Weston 37 Shelly Road

P. Verderosa closed the hearing.

111-02 Brian & Heather Gloudemans, 35 Shelly Road

P. Verderosa called hearing to order. Steve DeMarco, builder and Larry Gibson owner were present and stated that the request is for an addition to the second floor. An existing variance was granted in 1972 for the front yard setback from 40 feet to 30 feet. At the time of approval it appears the measurement was taken from the road to the proposed addition, not from the property line. The applicant submitted a survey showing the proper setbacks from the property lines to the existing location. No one spoke in favor or against the application. P. Verderosa closed the hearing.

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WORK SESSION:

11-02 Brian & Heather Gloudemans, 35 Shelly Road

The Commission discussed the merits of the application.

Motion By J. Hurgin seconded by N. Santaniello to grant of section 3.4.C1 minimum setback requirement for an accessory structure from 30 to 1+ feet for the placement of a shed at 35 Shelly Road as shown on survey dated 6/13/11 by Brautigam Land Surveyors P.C.. The following hardships are the reason for granting the variance there is a 100 foot CL&P easement, topography and septic system fields and an underground propane tank located in other parts of the property making the proposed are the only possible location. Motion passed unanimously.

11-02 Brian & Heather Gloudemans, 35 Shelly Road

The Commission reviewed the merits of the application. Motion by J. Hurgin seconded by N. Santaniello to grant a variance for 35 Walnut Hill Road of section 3.4.C.1A minimum setback requirement for front yards from 40' to 19' for an addition to the second floor, reason: although a variance was granted in 1972 it incorrectly took a measurement from the paved road area this variance corrects that area and the variance is granted from the property line to the structure. Motion passed unanimously.

MINUTES:

Motion by J Hawkins seconded by J. Streaman to approve minutes of the 6/21/11 meeting.
Motion passed unanimously.

Motion to adjourn at 7:50 p.m. by N. Santaniello, seconded by J. Streaman.
Motion Passed unanimously.

Respectfully Submitted,


Beth Cavagna
Land Use Coordinator