



# ZONING BOARD OF APPEALS

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

## ZONING BOARD OF APPEALS MINUTES September 20<sup>th</sup>, 2011 – BETHEL MUNICIPAL CENTER 7:00 P.M. – DENIS J. RIORDAN ROOM

**COMMISSION MEMBERS PRESENT** : P. Verderosa, Chairman; J. Hurgin; J. Streaman; N. Santaniello; J. Hawkins; K. Watson; S. Dolan. Steve Palmer, Planning & Zoning Official

P. Verderosa called the meeting to order at 7:02 p.m.

### PUBLIC HEARINGS:

**11-05: Donald & Mary Jo Brown, 16 Codfish Hill Road; Variance of Sec. 3.4.C.1.a**  
**Required front setback of 40' for a principal building for a one story addition.**

P Verderosa called the hearing to order. A Staff report dated 9/20/2011 by S. Palmer, Planning & Zoning Official, was submitted.

Property owner, Don Brown, spoke regarding the application.

The applicant requested a variance to permit the construction of a 1 story addition to a single family dwelling where the proposed construction will be located 10 ft. +/- from the front property line where 40 feet is required. The property is conforming with 71,205 s.f. in the Residential R-40 Zone, and is served by private well and septic system.

Mr. Brown pointed out that the property survey indicates that the existing house is nonconforming in location at 2.2 feet, which is typical of a house built in the 1700's. Due to the orientation of the existing building to the street the addition will be set back further most likely for aesthetic and functional purposes. Mr. Brown stated that a hardship exists due to the pre-existing, nonconforming location of the house and due to the location of the well, septic and a pond on the property, the proposed location is the most appropriate place for this addition.

Those who spoke in favor of the application:

Dino Gaultieri                      26 Codfish Hill Road.

Chairman Verderosa closed the Public Hearing.

**RECEIVED**

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TOWN OF BETHEL  
TOWN CLERK

**WORKSESSION:**

**11-05: Donald & Mary Jo Brown, 16 Codfish Hill Road; Variance of Sec. 3.4.C.1.a  
Required front setback of 40' for a principal building for a one story addition.**

The Board discussed the merits of the application.

Motion by N. Santaniello, seconded by J. Streaman to **grant** a variance of Sec. 3.4.C.1.a front setback of 40' required to 10 ft. +/- for a principal building for a one story addition.

The Board found that a hardship was caused by the preexisting, nonconforming location of the house and the location of the well and septic on the property.

Motion passed unanimously.

**MINUTES:**

Motion by J. Hawkins, seconded by J. Hurgin to approve minutes of the 8/16/2011 meeting.  
Motion passed unanimously.

**INVOICES:**

Motion by N. Santaniello, seconded by J. Hurgin to pay the Danbury New-Times in the amount of \$522.33 for invoices related to legal noticing.

Motion passed unanimously.

Motion to to adjourn at 7::20 p.m. by N. santaniello, seconded by J. Hurgin  
Motion Passed unanimously.

Respectfully Submitted,



Nancy R. LoBalbo  
Secretary, Planning & Zoning Department