



ZONING BOARD OF APPEALS

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

ZONING BOARD OF APPEALS MEETING MINUTES April 15th, 2014 – BETHEL MUNICIPAL CENTER 7:00 P.M. – DENIS J. RIORDAN ROOM

COMMISSION MEMBERS PRESENT : J. Hurgin; J. Streaman; M. Ryan; N. Santaniello
R. Lawlor; S. Dolan; S. Catino; S. Palmer, P&Z Director.

J. Hurgin called the meeting to order at 7:03

PUBLIC HEARING(S):

Chairman Hurgin opened the Public Hearing and read the legal notice.

14-03: Paul & Melissa Perrotti, 21 Fleetwood Park Rd., A variance of Sec. 3.4.C.1.a Front setback for a principle building for second floor addition & covered front porch.

Chairman Hurgin read the Memo dated 4/15/14 from S. Palmer, Planning & Zoning Director. Correspondance in favor of the application was entered into the record:

Carol Hagan	4 Lindberg Street
Isidora & William T. Whaley	5 Limekiln court
Robert Andreas	8 Lindberg Street
Jeanette Pelillo	18 Fleetwood Park Rd.

Paul Perotti, owner, represented the application and handed in the certification of notification to abutters.

The applicant requested a variance of the 20 ft. front yard setback to permit a second story addition and a covered front porch on an existing single family dwelling. The property is 6,548 sf. in area and is non-conforming in size in the residential RR-10 Zone. Mr. Perotti stated that the building is also non-conforming with regard to location as it sits 16.7 ft. from the front property line and added that the second story addition will not encroach any closer to the front property line, however the covered front porch is proposed at 10 ft.

Mr Perotti told the Board that the logical and most attractive expansion would be a second story addition. The covered front porch is an attractive feature, however, the front lot line is curved, making the building non-conforming and requiring a variance for any addition to the front of the building.

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TOWN OF BETHEL
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property, thus denying the owner use and occupancy of the remainder through no fault of their own.

Approved unanimously.

MINUTES :

Motion by N. Santaniello, seconded by R. Lawlor to Accept the Minutes of ZBA meeting for March 18th, 2014.

Motion passed.

INVOICES:

Motion by J. Streaman, seconded by N. Santaniello to pay the amount of \$90.00 to CT Federation of Planning & Zoning Agencies for Annual Membership Dues.

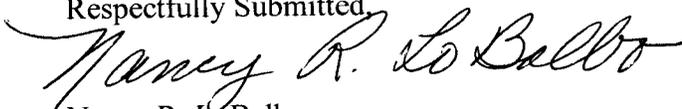
Motion Passed

NEW BUSINESS:

Motion by J. Streaman, seconded by N. Santaniello to accept New Business for **14-05- EBC Realty, 22 Stony Hill Road** and **14-06: John Verdi, 77 & 81 South Street** and set a Public Hearing date of May 20th, 2014.

Motion to Adjourn at 7:35 by J. Streaman, seconded by R. Lawlor

Respectfully Submitted,



Nancy R. LoBalbo
Recording Secretary