

## **TOWN OF HARWINTON ZONING BOARD OF APPEALS**

Wednesday, April 13, 2011, Town Hall, 7:00 p.m.

Present: Tom Rotondo, Janet Duchaine, John Bigos, Mark Gelormino, Theodore Root

Absent: Jesse Smith, John Christian, Nancy Shanley-Schnyer

### **PUBLIC HEARING**

#### **1. Open hearing – establish quorum.**

Chairman Rotondo opened the public hearing at 7:10 p.m. All regular members are present and seated, with a quorum established. Proceedings are recorded on audio tape.

#### **2. Paul & Emanuela Dreskin - application for 22' side yard variance for a ramp and landing to access the existing house, an 18' side yard variance for a deck to connect to the ramp and landing for a second access, and a 24' side yard variance for a shed, Section 5 (Lake Harwinton Charter Zone) Zoning Regulations, 36 Beach Drive.**

ZBA Clerk Mrs. Neal reads the public notice into the record as published in the Waterbury Republican American 4/2/11 and 4/9/11. Mr. Dreskin presents his plans for the ramp, landing, deck, and shed. There are no other members of the public present.

Members discuss the application, referring to the plans provided. Members have reviewed file contents including application (accepted 3/30/11), legal notice of hearing, Assessors map of property F3-10-4 and abutters, list of abutters noticed, Assessors street card, copy of deed (vol. 225, p. 674), TAHD approval for the 10' x 15' deck and one ramp pitched towards the street, and plans entitled "Property/Boundary Survey, Property of Paul M. Dreskin & Emanuela Dreskin, 36 Beach Drive", dated December 27, 2010, prepared by John L. Thomson, Licensed Land Surveyor, Berlin, CT. Applicant has drawn in the proposed 4' x 12' landing, 4' x 12' ramp, and three steps leading to the back yard off of the landing, with the proposed deck drawn in by the surveyor. The 12' x 16.5' shed has been drawn on the plans by the applicant. Applicant requests the above stated variances on the 0.24 acre lot located on Lake Harwinton. Members ask questions of the applicant, with Mr. Dreskin answering. There is some discussion about the existing shed in the back yard and the distance of the proposed shed from the side property line. Chairman Rotondo closes the hearing at 7:38 p.m.

### **REGULAR MEETING**

#### **1. Open meeting – establish quorum.**

Chairman Rotondo opened the meeting at 7:38 p.m. All regular members are present and seated, with a quorum established. Proceedings are recorded on audio tape.

#### **2. Approve minutes of previous meetings, 6/10/09 and 6/9/10.**

**Motion** Mrs. Duchaine, second Mr. Bigos to approve the 6/10/09 meeting minutes as submitted, passing unanimously. **Motion** Mr. Gelormino, second Mr. Bigos to approve the 6/9/10 meeting minutes as submitted, passing unanimously.

**3. Discussion/possible decision - Paul & Emanuela Dreskin - application for 22' side yard variance for a ramp and landing to access the existing house, an 18' side yard variance for a deck to connect to the ramp and landing for a second access, and a 24' side yard variance for a shed, Section 5 (Lake Harwinton Charter Zone) Zoning Regulations, 36 Beach Drive.**

Members discuss, noting that the lot is non-conforming as it is narrow and smaller than required by Zoning Regulations. The existing house is located in the setback and the ramp is necessary for access to the home. There is discussion as to what the hardship would be in having to place the shed at the proposed location on the lot, noting that a 10' x 10' legal non-conforming shed exists on the property in the back. **Motion** Mr. Gelormino, second Mrs. Duchaine to **grant the variances for the ramp, landing, step, and deck**, with the hardship being the non-conforming narrow lot and the location of the existing house on the lot. The motion passes unanimously.

**Motion** Mr. Gelormino, second Mr. Bigos to **deny the request for variance for the shed** for lack of hardship. The motion passes unanimously.

**4. Variance application form.** Tabled to next meeting.

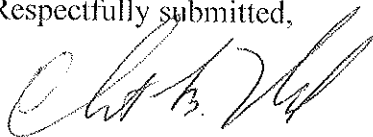
**5. Any other business.** None.

**6. Correspondence.** None.

**7. Invoices.** None.

**8. Adjourn.** **Motion** Mrs. Duchaine, second Mr. Gelormino at 8:13 p.m. to adjourn, passing unanimously.

Respectfully submitted,



Christine Neal  
ZBA Clerk

RECEIVED FOR RECORD AT HARWINTON, CT  
ON 4-14-11 AT 2:07pm  
ATTEST: PATRICIA K. WILLIAMSEN, TOWN CLERK