

**Beacon Falls Zoning Board of Appeals
10 Maple Avenue
Beacon Falls, CT 06403**



**BEACON FALLS ZONING BOARD OF APPEALS
Public Hearing
September 11, 2014
MINUTES
(Subject to Revision)**

1. Call to Order/Pledge of Alliance

Present: Bill Mis, Sue Wisneski, Benjamin Smith, and Alternate Nancy King

Not Present: Chairman Doug Bousquet, Liz Falzone, Alternate Carl Gandarillas

Others Present: Russell Hullstrung and Sophia Jackson-Hullstrung, and 2 members of the public

Vice Chairman Bill Mis called the Public Hearing to order at 7:05 P.M.

2. Application for Variance – Russell Hullstrung and Sophia Jackson Hullstrung

**Russell Hullstrung and Sophia Hullstrung, 83 Lasky Road, Beacon Falls, CT:
Requesting variance to allow 33' x 27' garage to encroach onto front yard and
side yard on the property located at 83 Lasky Road, Beacon Falls, CT.**

Section #11 – Front yard setback and Section #11 – Side yard setback.

The applicants provided the certified signature cards to the Clerk.

Clerk read the Legal Notice as printed in the Waterbury Republican-American.

Vice Chairman Bill Mis appointed Alternate Nancy King to the Board in place of Liz Falzone in order to have a quorum.

B. Mis asked if there was anyone present to speak for the applicant. The applicants were present for tonight's Public Hearing. Russell Hullstrung indicated that they are looking to build a 33' x 27' garage on the front of the lot. There is a 52 ½ foot setback line between the properties in front of theirs.

They are requesting a variance for the garage to extend beyond the setback line to about 12'-13'. There is a 20 foot setback line on the back line. It would encroach by about 1 ½ feet. There were no other options based on the driveway and slope of the front yard.

N. King asked if there were going to be rooms about the garage and R. Hullstrung indicated only storage space, no living space.

B. Mis asked if there was anyone present to speak in favor of the applicant. Louise Bradley, 155 Lasky Road, indicated that she has no objections. Steve Baylor, 89 Lasky Road, asked about putting a shed on his property. He was wondering what the distance from the property line that you have to be with a structure and B. Mis indicated 20'. S. Baylor indicated that he has no objections.

B. Mis asked three times if there was anyone present to speak in favor of the applicant. There was no one at this time.

B. Mis asked three times if there was anyone present to speak against the applicant. There was no one at this time.

3. Adjournment

Vice Chair Bill Mis closed the Public Hearing at 7:13 P.M.

Respectfully submitted,

Marla Scirpo
Clerk, Zoning Board of Appeals