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Zoning Board of Appeals
Town Hall
Deep River, Connecticut 06417

Minutes

January 18, 2011

The following members were present: Grohs, Gamerdinger, Rayner, Judd, Ackerman
Alt: Kuhn, Harris

The Board on motion by Gamerdinger, seconded by Harris elected the following officers for the year 2011: Chairman Grohs, Vice Chairman Gamerdinger.

On motion by Ackerman, seconded by Rayner, the minutes of Nov. 17, 2009 were approved.

The Board held a public hearing on the following case:

11-1 Donald and Nancy Lee, 105 Rattling Valley Rd., Deep River, CT, 06417, appeal of side yard dimensions to construct a 3 car garage within 15 feet of side line on property located on the North side of Rattling Valley Rd., Lot N0. 7 of Subdivision Map 64, .06 miles from the intersection of Rt. 154, Deep River, CT., Variance of 5.5.6 regulations
On motion by Gamerdinger, seconded by Rayner, the call was approved.

Donald Lee presented the case on his own behalf. The following spoke in favor of the variance: Greg Giantonio

No one spoke against the variance. There was no correspondence.

Letters from two abutting property owners Thomas Lee and Wendell Paterson were introduced by the applicant in favor of the variance.

On motion by Rayner, seconded by Gamerdinger, the variance of 5 feet on the west side of the property was unanimously passed.

There were no conditions on the variance.

On motion by Ackerman, seconded by Judd, the following reasons were unanimously approved:

1. There was no objection from the abutting property owners.
2. The use is in harmony with the neighborhood and will not depreciate adjacent properties.
3. The difficulty of hardship is peculiar to this property.
4. No adjacent land could be purchased to make the lot conforming.
5. The variance will not affect the Deep River Plan of Zoning.

Meeting adjourned at 7:50 p.m.

Respectively submitted,



Donald R. Grohs, Chairman