

**Zoning Board of Appeals
Town Hall
Deep River, Connecticut 06417**

Minutes

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June 17, 2014

The following members were present: Grohs, Judd, Ackerman, Rayner, Harris Alt. Scharr, Atty: Gallespi
On motion by Harris seconded by Rayner the May 20th minutes were approved.

The Board heard the following case:

14-3 Zbigniew Matulaniec, Owner, 287 River Road, Deep River, CT., 06417 and Rossetti Development LLC, 124 Simsbury Rd., 1-D Avon ,Ct., 06001 Agent, property located on 287 River Road, Tax Map 71, Lot No. 4A, Zone R 80 variance of 100 foot Gateway setback to remodel existing home, add second floor within existing footprint not to exceed ridge height. Variance of 14.4.1 Regulations
On motion by Ackerman, seconded by Harris, the call was approved.

Mr. Rossetti presented the case on his own behalf. He gave evidence on how he would add a second story, raise the garage and finish the exterior. He also went into the history of the building and its layout.

No one else spoke in favor of the proposed variance

No one else spoke against the proposal.

A letter from the Gateway Commission was read into the record. The essence of which they had no objection to granting the 100 foot variance as long as height and footprint was adhered to. They also suggested that the siding be finished in a muted color.

On motion by Akerman seconded by Rayner the variance was unanimously granted for application 14-3. Variance of Regulation 14.4.1 is limited to only that area of the property where the legally non-conforming structure existed at the time of application. Said variance is granted in light of Regulation 15.4 regarding legally non-conforming structures.

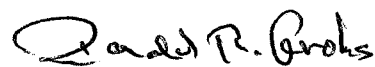
The following reasons were given:

1. There was no objection from any abutting property owners.
2. The existing building pre dated the Comprehensive Plan of Zoning in Deep River.
3. The variance will not substantially affect the comprehensive plan of zoning.
4. The legally non-conforming structure is not being expanded.
5. There was no objection by the Gateway Commission.

By motion of Ackerman, seconded by Harris the reasons were adopted.

Meeting adjourned at 8:09 p.m.

Respectively submitted,



Donald R. Grohs, Chairman