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## Zoning Board of Appeals

Minutes

April 19, 2016

The following members were present: Grohs, Judd, Harris, Rayner Alt. Coulter, Kuhn Atty. Sylvia Rutkowska

At the request of the Chairman the Board held a moment of silence in honor of The late First Selectman, Dick Smith

On motion by Harris, seconded by Rayner, the minutes of previous meeting were approved.

The Board held a hearing on the following case:

16-1 Richard Sachs, 53 Essex ST., Deep River, Ct., 06417, Owner, Variance of setbacks on side and rear lot requirements to build an 18 by 22 foot structure on property located on Lot 170, Tax Map 57, Essex St., 06417. Variances of 5.5.6, 5.5.8 and 7B.2.1 regulations.

On motion by Harris, seconded by Judd the call was approved.

The chair asked if anyone wished to recuse themselves, Hearing none he recognized the regular board member with the exception of Alternate Coulter sitting for the absent Ackerman.

Mr. Sachs presented the case on his own behalf. He reiterated that the building would sit toward the rear of the property and to the right side. Craig Paulson, a neighbor spoke in that he had no objection to the building.

Speaking against the proposal was Jim Kiaffas and his wife Linda, neighbors to the west side of the property. Although he rents the property he presented a letter from the current occupant, Jon Morse, that he may purchase the property and did object to seeing another building on the adjacent property. During discussion much was made of no clear rear boundary line and could the building be reduced in size. By moving the building to within 10 feet of the rear and 10 feet to the side yard, it eliminated 7B.2.1 from a need of variance.

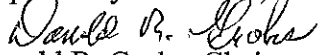
On motion by Harris, seconded by Rayner, case 16-1 was unanimously approved to vary the side yard by 5 feet and the rear lot by 10 feet and deny 7B.2.1 of the regulations.

The following reasons were approved with a motion by Harris, seconded by Rayner:

1. There was no additional land to be had.
2. The variances will not substantially affect the comprehensive plan of zoning.
3. The characteristics of the property preclude it from locating the building anywhere else.

Meeting adjourned at 8:38 p.m.

Respectively submitted,

  
Donald R. Grohs, Chairman