

Minutes
LITCHFIELD ZONING BOARD OF APPEALS

September 3, 2013 -.

Town Hall Annex, 80 Doyle Rd., Bantam, CT – 7:30 p.m.

Members Present: Chairman Richard Ducci, Andrew Ide, Jeff Legendre, Nancy Amrich, Virginia Dean

Members Absent: Brian Donohue, Brian McKernan, Melinda Mennillo

The Chair opened the meeting at 7:30 p.m. and explained the format of the hearings.

PUBLIC HEARINGS

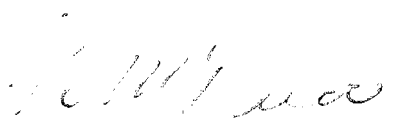
Case 13-9-1 - To discuss and possibly act upon a request for a Side yard variance of 1' and rear yard variance of 26' from Article IV Section 2 and enlargement variance from Article VI, Section 6(7) for a proposed garage and mudroom addition for property at 112 West Morris Road. Mr. Fitzpatrick was present for the application. The Chair noted that this property was subject to a previous application which was denied. The applicant stated that he has revised this plan from what was previously presented. The lot predates zoning and the house was built in 1986 at which time Torrington Area Health Department requested the house be built in the present location to accommodate a reserve septic area. No one spoke in favor or opposition to the application. The hearing closed at 7:39 p.m.

REGULAR MEETING

Consider Case 13-9-1 – R. Ducci moved to grant the variance based on a topography hardship because it has rock outcroppings, the Torrington Area Health Department requirements for the placement of the well and septic, and the lot predates zoning for the size requirements. N. Amrich seconded and the motion passed unanimously.

Approval of Minutes of June 4, 2013 – G. Dean moved to approve the minutes, J. Legendre seconded and the motion passed unanimously.

Adjournment – N. Amrich moved to adjourn the meeting at 7:50 p.m. seconded by A. Ide and the motion passed unanimously.


Richard M. Ducci
Chairman

Date

12-3-13