

**Minutes**  
**LITCHFIELD ZONING BOARD OF APPEALS**

**September 4, 2012 -.**

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

**Members Present:** Chairman Richard Ducci, Melinda Mennillo, Nancy Amrich, Jeff Legendre, Andrew Ide, Brian McKernan, Virginia Dean

**Members Absent:** Brian Donohue

The Chair opened the meeting at 7:30 p.m. and explained the format of the hearings and appointed V. Dean to vote on applications tonight.

**PUBLIC HEARINGS**

**Case 12-9-1** – To discuss and possibly act upon a request for a variance to increase non-conforming sign from Article VI Section 6(8) for property at 5 Knife Shop Road. Paul Horovitz and Charles Conn were present for the application and presented return receipt mail cards. They would like to replace the existing free standing sign that is up against the building with a new free standing sign closer to the road so the school is easier to find. They are also proposing a logo plaque to be affixed to the building. Sizes of the existing and proposed sign are indicated on plans in the file. No one spoke for or against the application. The hearing closed at 7:43 p.m.

**Case 12-9-2** - To discuss and possibly act upon a request for a Front yard variance of 29 ' from Article IV Section 2 for a proposed porch for property at 4 Main Street. Mr. & Mrs. O'Sullivan were present for the application and presented return receipt mail cards. She explained the historical data of the house. They would like to restore the house back to a more period style. Mr. O'Sullivan explained that the lot is non-conforming as it is now. He read two letters in support of the application into the record. There was discussion regarding side, versus front yard setbacks because of the unique shape of this lot. Kate Reilly spoke in favor of the application. No one spoke in opposition to the application. The hearing closed at 8:00 p.m.

**REGULAR MEETING**

**Consider Case 12-9-1** – A. Ide moved to grant the variance based on the uniqueness of the lot that was previously a town school that is now owned privately. The size of the signs will not be getting any larger. N. Amrich seconded and the motion passed unanimously.

**Consider Case 12-9-2** – The Board discussed the uniqueness of the lot in terms of what is considered side yard as opposed to front yard. It was the consensus of the Board that what has been interpreted as “front” yard is, in their opinion, a “side” yard. They do not feel that a front yard variance is needed because they consider it to be a side yard. However, if someone were to challenge this, the Board would be comfortable saying they grant the front yard variance as requested.

**Approval of Minutes of August 7, 2012** – M. Mennillo moved to approve the minutes, J. Legendre seconded and the motion passed unanimously with V. Dean abstaining.

**Possible Executive Session to discuss pending litigation** - None

Adjournment

Richard M. Ducci  
Chairman

Date