Minutes
LITCHFIELD ZONING BOARD OF APPEALS
June 7, 2016 7:30 p.m.
Town Hall Annex, 80 Doyle Rd., Bantam, CT

Members Present: Chairman Brian Donohue, Jeff Legendre, Bruce Watts, Virginia Dean.
Members Absent: Vice Chairman Brian McKernan

Chairman Donohue called the meeting to order at 7:31 and explained the format of the meeting.

REGULAR MEETING

Consider Case 16-5-2 – For a request from John Casanova for Front yard variance of 4' from Article IV Section 2 and Enlargement variance from Article VI, Section 6(7) for two proposed additions for property at 13 McBride Road. Mr. Donohue explained that the house was built in 1988 and conforms to current regulations for the 50' front yard setback. J. Legendre stated that the front porch does not appear to have a permanent foundation. The zoning did indeed change in 1987 as the applicant had explained during the public hearing, but the zone change only affected the side yard setbacks and lot size, the required 50' front yard setback never changed. The house was built in 1988 and conforms to the current front yard setback. The Board felt that there was not a true hardship because the house is fairly new and to grant a variance for the requested "bump outs" takes a conforming situation and renders it non-conforming. B. Donohue moved to deny the variance because there are no viable hardships as the house was built in 1988 and conforms to current regulations and there are no permanent non-conforming foundations. G. Dean seconded and the motion passed unanimously.

Approval of Minutes – May 3, 2016 - B. Watts moved to approve the minutes, J. Legendre seconded and the motion passed unanimously.

Possible Executive Session to discuss pending litigation – The Chair made a motion to go into Executive Session at 7:53 p.m., G. Dean seconded and the motion passed unanimously. The Board came out at 8:00 p.m. with no action taken.

Adjournment – B. Donohue moved to adjourn at 8:00 p.m., J. Legendre seconded and the motion passed unanimously.

Brian Donohue   Date
Chairman