

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

**October 3, 2017 7:30 p.m.**  
**Town Hall Annex, 80 Doyle Rd., Bantam, CT**

**Members Present:** Chairman Brian Donohue, Jeff Legendre, Bruce Watts, Brian McKernan  
**Members Absent:**

Chairman Donohue called the meeting to order at 7:30 and explained the format of the meeting.

**PUBLIC HEARING**

**Case 17-10-1** - To discuss and possibly act upon a request from Samuel Kinkade for Front yard variance of 30.5' from RR 2, for a proposed porch. Front yard variance of 24.5' from RR 2, side yard variance of 7.5' from General Standards/Requirements Section C.3.a and Section F5 for a second floor addition. A side yard variance of 19' from General Standards/Requirements Section C.3.a and Section F5 for construction of new garage for property at 230 Brush Hill Road. Dennis McMorrow, P.E. from Berkshire Engineering was present for the application and submitted return receipt mail cards. He explained the house was built in 1955 and is presently non-conforming in setbacks. The existing garage presently sits partly on the adjourning lot. The applicant would like to demolish the existing garage and rebuild it so it sits solely on this lot. The front porch is required to protect the front of the house and door from the elements. The second floor will be a future project. The hardships are that the garage and house setbacks are already non-conforming. No one spoke for or against the application. B. Donohue moved to close the hearing at 7:50, J. Legendre seconded and the motion passed unanimously.

**Case 17-10-2** - Front yard variance of 2' from RR 2, side yard variance of 7.5' from General Standards/Requirements C.3.b and Section F.5 for second floor addition and Front yard variance of 8.5' from RR2 for a proposed front porch for property at 243 Brush Hill Road. The Chair opened the hearing. Dennis McMorrow, P.E. of Berkshire Engineering was present and submitted return receipt mail cards. Because of a legal noticing error, no oral testimony was heard and the hearing was continued to the next meeting. B. Donohue moved to continue the hearing, B. McKernan seconded and the motion passed unanimously.

**REGULAR MEETING**

**Consider Case 17-10-1** – B. McKernan moved to grant the variances because the lot predates zoning, septic location and ledge location limit other locations. The house and garage are already non-conforming regarding setbacks, B. Donohue seconded and the motion passed unanimously.

**Consider Case 17-10-2** – Continued to next meeting.

**Approval of Minutes – September 5 and September 21, 2017**

B. Donohue moved to approve the minutes, B. Watts seconded and the motion passed unanimously.

**Review and approve 2018 ZBA meeting calendar**

Continued to next meeting.

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

**Adjournment**

B. Donohue moved to adjourn at 8:07 p.m. B. Watts seconded and the motion passed unanimously.



Brian Donohue  
Chairman

date