

**MINUTES**  
**LITCHFIELD ZONING BOARD OF APPEALS**

June 4, 2013 -.  
Town Hall Annex, 80 Doyle Rd., Bantam, CT – 7:30 p.m.

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

**Members Absent:** Brian McKernan, Melinda Mennillo

The Chair opened the meeting at 7:30 p.m. and explained the format of the hearings. He appointed J. Legendre to vote on Case 13-6-1, G. Dean to vote on Case 13-5-2 this evening.

**PUBLIC HEARINGS**

**Case 13-5-2** - To discuss and possibly act upon a request for a Rear yard variance of 30' and side yard variance of 38' from Article IV Section 2 and Enlargement variance Article 6(7) for a proposed garage addition for property at 112 West Morris Road. No one was present for the application. G. Dean moved to close the hearing, B. Donohue seconded and the motion passed unanimously.

**Case 13-6-1** - To discuss and possibly act upon a variance request for a Rear yard variance of 6' from Article IV Section 2 and Enlargement variance from Article VI, Section 6(7) for a proposed addition for property at 63 Old South Rd. The hearing opened at 7:38 p.m. Jesse Monda was present for the application and presented return receipt mail cards. Mr. Monda explained the proposed addition would house two offices for the owners a garage and a new bathroom. The Board questioned the land use office's interpretation of what the "front" of the property is, as the original existing "front door" faces South Street. The land use office interpreted the "front" as the location where the driveway enters the property on Old South Road and the applicant uses 63 Old South Road as their mailing address. The hearing was continued to obtain a determination on which frontage is considered the "front" and whether a variance is required. It was the consensus of the Board that the front is South Street because the original "front" door faces that way and that is the only original portion of the house built in the 1800's. R. Ducci moved to continue hearing to August 2, N. Amrich seconded and the motion passed unanimously.

**REGULAR MEETING**

**Consider Case 13-5-2** – The Chair summarized that the applicant was supposed to return with revised plans to reduce the encroachment on the side yard because no one was present this month for the hearing the Board does not have enough information to base a hardship on. G. Dean moved to deny the application, B. Donohue seconded and the motion passed unanimously.

**Consider Case 13-6-1** – The hearing was continued to August 2, 2013.

**Approval of Minutes of May 7, 2013-** N. Amrich moved to approve, G. Dean seconded and the motion passed unanimously.

**Adjournment** – B. Donohue moved to adjourn at 8:02 p.m., seconded by A. Ide. Unanimously passed



Richard M. Ducci  
Chairman

Date

9-3-2013