

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

June 2, 2015 7:30 p.m.  
Town Hall Annex, 80 Doyle Rd., Bantam, CT

**Members Present:** Chairman Brian Donohue, Brian McKernan, Jeff Legendre, Bruce Watts, Virginia Dean, Andrew Ide

**Members Absent: None**

The Chairman called the meeting to order at 7:30 and explained the format of the hearings. He appointed alternate member B. Watts to vote on applications this evening.

**PUBLIC HEARINGS**

**Case 15-5-1** – To discuss and possibly act upon a request from Gary Copeland for Side yard variance of 4' from Article IV Section 2 and Enlargement variance from Article VI, Section 6(7) for a proposed side addition and bulk variance for front porch repair for property at 342 Bantam Rd. The Chair opened the hearing at 7:32. No one was present for the application. No one spoke for or against the application. B. Donohue moved to close the hearing at 7:34 p.m., B. McKernan seconded and the motion passed unanimously.

**Case 15-5-2** – To discuss and possibly act upon a request from Kenise Barnes & Mark Graf for a Side yard variance of 17' and a rear yard variance of 59' from Article IV Section 2 for rotating and rebuilding existing shed for property at 90 East Street. The Chair noted that a written request for an extension to keep the hearing open for 65 days was received by the applicant. B. Donohue moved to continue the hearing to the August 4 2015 meeting, J. Legendre seconded and the motion passed unanimously.

**Case 15-6-1** – To discuss and possibly act upon a request from James & Joanne Moore for a Rear Yard variance of 34' from Article IV Section 2 and Enlargement/Addition variance from Article VI, Section 6(7) for a proposed screened porch for property at 23 Beecher Lane. Joanne Moore was present for the application. She submitted return receipt mail cards. She explained that the Historic District has granted approval. Brian McCormick and Ted Murphy spoke in favor of the application. No one spoke in opposition to the application. B. Donohue moved to close the hearing at 7:45, B. Watts seconded and the motion passed unanimously.

**Case 15-6-2** – To discuss and possibly act upon a request from Edward & Kimberly Fischer for a Front yard variance of 40' from Article IV Section 2 and Enlargement/Addition variance from Article VI, Section 6(7) for a proposed open covered porch for property at 108 North Lake Street. Kimberly and Edward Fisher and their attorney, Brian McCormick were present for the application. Attorney McCormick explained that the Fishers would like to build a covered porch on the front of the house. He stated that Mrs. Fisher has documented medical issues and would benefit from having use of an outdoor space she could utilize year round. No one spoke in favor or opposition to the application. B. McKernan moved to close the hearing, J. Legendre seconded to close the hearing at 7:59 p.m.

**REGULAR MEETING**

**Consider Case 15-4-3** – Ted Murphy was present for the applicant and stated that the owners would like to withdraw their request for a lot coverage variance and just ask for the front and rear yard variances as shown on their plan. Brian McCormick spoke in favor of the application. Gayle Carr spoke in opposition to the application. Susan Uruburu spoke against the application. B.

Donohue moved to close the hearing at 8:31 p.m. A. Ide seconded and the motion passed unanimously.

B. Donohue moved to grant the variance for a front yard variance of 19' and a rear yard variance of 29' based on the fact that it is a legal building lot and has been since 1940, the lot predates zoning and the requested variance are within those of existing properties on the street and will be in harmony with other properties. The request for a building envelope has been withdrawn by the applicant, B. McKernan seconded and the motion passed unanimously.

**Consider Case 15-5-1** – A. Ide moved to grant the variance as presented, because it does not encroach any further into the setback than the current building, J. Legendre seconded and the motion passed unanimously.

**Consider Case 15-5-2** – Continued.

**Consider Case 15-6-1** – B. McKernan moved to approve the variance because the existing house currently is non conforming in the rear setback and it is not a large addition, B. Watts seconded and the motion passed unanimously.

**Consider Case 15-6-2**- B. Donohue moved to approve the variance because the lot predates zoning, it is a medical necessity and the porch addition will improve the appearance of the home, J. Legendre seconded and the motion passed unanimously.

**Approval of Minutes May 5, 2015** – B. Donohue moved to approve the minutes, J. Legendre seconded and motion passed unanimously.

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

**Adjournment** – B. Donohue moved to adjourn at 8:54 p.m., A. Ide seconded and the motion passed unanimously.



Brian Donohue  
Chairman



Date