

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

**June 5, 2012 -.**

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

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

**Members Absent:** Brian McKernan, Brian Donohue

The Chair opened the meeting and explained the format of the hearings and appointed J. Legendre and M. Mennillo to vote on applications tonight.

**PUBLIC HEARINGS**

**Continued Case 12-5-1** – To discuss and possibly act upon a request for a Front yard variance of 14' from Article IV Section 2 for proposed entryway stairs for property at 1465 Bantam Road. No one was present for the application. The Chair stated that there was new information in the file regarding the original zoning permit application for the home. He read a letter from the applicant's attorney that accompanied that application. A discussion ensued regarding this being a self created hardship. No one spoke in favor or opposition to the application. The hearing closed at 7:43 p.m.

**Case 12-6-1** - To discuss and possibly act upon a request for a Front Yard variance of 18'. Maximum building coverage from 25% to 31% and parking from 51 to 20 spaces from Article IV Section 2 and enlargement from Article VI, Section 6(7) for 16' x 22' building addition for property at 85 Thomaston Road. The hearing opened at 7:44 p.m. Dennis McMorrow, P.E. and Michael Yuchunas were present for the application. Mr. McMorrow submitted return receipt mail cards. Mr. McMorrow explained that this applicant has been granted a variance for an addition on this building back in February. When they began to finalize plans they decided they needed more room. The new plan does not increase setbacks that were previously approved. No one spoke for or against the application. The hearing closed at 7:50 p.m.

**REGULAR MEETING**

**Consider Case 12-5-1-** Nancy Amrich moved to deny the application based on the fact that it is a self created hardship, Jeff Legendre seconded and the motion passed unanimously.

**Consider Case 12-6-1** – Melinda Mennillo moved to approve the application based on the unique topography of the lot, A. Ide seconded and the motion passed unanimously.

**Approval of Minutes of May 1, 2012** – N. Amrich moved to approve the minutes as presented, J. Legendre seconded and the motion passed unanimously.

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

**Adjournment** - M. Mennillo moved to adjourn at 8:00 p.m. J. Legendre seconded and the motion passed unanimously.

Richard M. Ducci  
Chairman

Date