

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

**August 4, 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 7:33 and explained the format of the hearings.

**PUBLIC HEARINGS**

**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. Mr. Graf was present and submitted return receipt mail cards. He stated that the purpose of the variance is to remove the existing garage and replace it with a smaller shed that will be located as shown on maps in the file. The existing structure may have been suitable for a single car household when it was built (ca. 1950) but its orientation and position on the 50' wide parcel make it unaccommodating for a modern two car household. Lack of space for turning often makes it necessary to back out of the steep, narrow driveway about 200' in reverse onto East Street. No one spoke for or against the application. B. Donohue moved to close the hearing at 7:41, B. McKernan seconded and the motion passed unanimously.

**Case 15-8-1** - To discuss and possibly act upon a request from David Bernard & Barbara Ellis for a Front yard setback variance of 2' and side yard setback variance of 19' from Article IV Section 2 and Enlargement/Addition variance from Article VI, Section 6(7) for a proposed expansion of existing porte-cocher for property at 221 North Street. Julia Metcalf, Architect & Mr. Bernard were present and submitted return receipt mail cards. Ms. Metcalf explained that the existing structure does not allow trucks and emergency vehicles to pass through to the rear of the house because it is too small. The house is historical and was built before zoning regulations. The small addition to the structure will allow modern vehicles to pass through to the back and make it useable. No one spoke for or against the application. B. Donohue moved to close the hearing at 7:48

**REGULAR MEETING**

**Case 15-8-2** – Receive and set public hearing for a request from Town of Litchfield for a Front yard variance of 10' for fuel tanks, 10' for fuel station, 31' for salt shed, and 31' for plow storage shed from Article IV Section 2 and Enlargement variance from Article VI, Section 6(7) for property at 101 Russell Street. B. Donohue moved to receive the application, B. McKernan seconded and the motion passed unanimously. B. Donohue moved to set the hearing for August 17, 2015, B. Watts seconded and the motion passed unanimously.

**Consider Case 15-5-2** – A. Ide moved to grant the variance because the house was built before zoning and there is a safety issue in backing onto East Street, B. McKernan seconded and the motion passed unanimously.

**Consider Case 15-8-1** – D. Donohue moved to grant the variance because the house predates zoning and there is a safety issue because emergency vehicles cannot access the rear, J. Legendre seconded and the motion passed unanimously.

**ZBA Workshop with Board Attorney Steve Byrne**

The Chair stated that Attorney Byrne had a scheduling conflict and will be presenting the workshop at the next meeting.

**Possible Executive Session to discuss pending litigation**

Andrew Ide moved to go into executive session at 8:06, B. Watts seconded and the motion passed unanimously. The Board came out of executive session at 8:12 p.m. with no action taken.

**Approval of Minutes June 2, 2015 –** V. Dean moved to approve the minutes, J. Legendre seconded and the motion passed unanimously.

**Adjournment**

D. Donohue moved to adjourn at 8:14 p.m. B. Watts seconded and the motion passed unanimously.

Brian Donohue  
Chairman

Date