

**ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES
MAY 16, 2007
TOWN COUNCIL, TOWN HALL ANNEX, LEDYARD, CT**

1. The regular meeting was called to order at 8:15 p.m.
2. Roll Call: Regular members present were: Vincent Godino, Pauline Iby, Thomas McAvoy, John Proctor, and Stuart Uschmann. Alternate members present: Chris King and Wayne Magro.
3. Comments from the Chairman – voting members for Application #867 & 869 are: V. Godino, P. Iby, T. McAvoy, J. Proctor, and S. Uschmann.

4. NEW BUSINESS:

Application #867 – MOTION to approve Application #867, Paul & Paula Picken (applicant/property owners), 23 Hickory Drive, request for a variance of Section 9.2.2 a 26 ft. reduction of the 75 ft. minimum from center line of road and a reduction of 5 ft. 6 inch of the minimum 16 ft. side yard setback in Section 9.1 to construct a front porch and dormer. (R-40 zone). The hardship exists because the house predates zoning regulations. The septic is in the rear yard, which prevents them from going out the back. V. Godino drove through the neighborhood and there is another house on the street with a front porch which is closer to the street than 75 ft. Moved by Mr. Godino, seconded by T. McAvoy – no discussion.
VOTE 5 – 0 Application approved.

P. Iby – it is pre-existing, non-conforming and will increase value of the home.

V. Godino – he drove through the neighborhood, even with the addition there is still a reasonable setback. Will not change the character of the neighborhood. The actual change is only approximately 3ft. because of the current steps coming out of the house.

T. McAvoy – the net difference is only 3ft. It will be an enhancement to the neighborhood - similar properties in the neighborhood. The house is pre-existing, non-conforming.

J. Proctor – agrees with everyone. It is the right thing to do, will enhance the neighborhood.

S. Uschmann – also agrees with everything. It will enhance the neighborhood.

Application #868 – Mark Coen (applicant/property owner), 83 Inchcliffe Drive, Gales Ferry, request for a variance of Section 9.2.2 a 41 ft. reduction of the 75ft. minimum from a Town Road to construct a new single-family home (R-40 zone). Applicant withdrew the application on May 15, 2007.

Application #869 – Chawn & Charlene Johnson (applicants/property owners), 29 Bluff Road, request for a variance of height limitation Section 3.10, 3.10.4; non-conforming use Section 15.1.2, 15.4; and Sections 16.3.2, 17 and 18, to add a 2nd story onto an existing garage (R-20 zone). Deliberations and decision deferred to the June meeting.