

MINUTES OF JULY 6, 2015 MEETING FOR THE
EASTON ZONING BOARD OF APPEALS

The meeting was called to order at 5:30pm by Chairman John Harris.

Regular members present - John Harris, Dr. Mitchell Greenberg, Charles Lynch,
Patricia Berlin and Victor George

Alternate members present - Raymond Ganim

Alternate members absent - Gregory Alves and Thomas Dollard

1. Appointments: None

- 2. Public Hearing:** Z-15-4911-10, Application by Michael J. and Susan Adriani, 41 Bayberry Lane, Easton, CT, requesting a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations in order to allow a 1st floor relocation of front entry way and addition of front porch, **36.6'** in-lieu-of 40', and 2nd floor addition of 2 bedrooms and bath, 20.9' in-lieu-of 40', on a pre-existing non-conforming dwelling. The Chairman read the notice of the meeting and discussed the meeting process. Present at the meeting was Michael J. and Susan Adriani. Susan Adriani presented the application and stated that she currently has a one story house with small rooms and that her husband works out of an office space in the den. The requested variance would allow 2 bedrooms and a bath to be constructed above the existing space above the garage and den and would allow them to relocate the front door for proper entrance into the house; the porch was kept to 36.6' which was not closer than the existing 20.9' side yard setback.

It was noted that this area of Easton was 3-acre and that this lot was only approximately one acre as are the other two lots on either side of this lot. It was also noted that the house was built in 1941 which was pre-zoning.

No one from the public spoke for or against the application. The Chairman acknowledged that all five regular members were present and would be voting. The public hearing was closed.

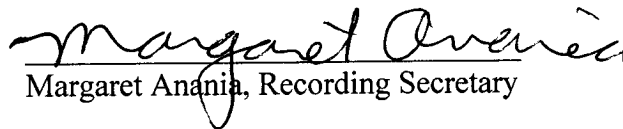
- 3. Decision:** Motion was made by Charles Lynch, seconded by Dr. Mitchell Greenberg, to approve the applications for a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations, in order to allow a 1st floor relocation of front entry way and addition of front porch, **36.6'** in-lieu-of 40', and 2nd floor addition of 2 bedrooms and bath, 20.9' in-lieu-of 40', the hardship being the fact that the lot is undersized and the house existed prior to the Easton Zoning Regulations and the proposed addition will not further encroach on the existing side setback of 20.9'. The vote was unanimous, 5-0, motion carried.

4. Minutes: Minutes for April 6, 2015

Motion was made by Victor George, seconded by Patricia Berlin, to approve the minutes for April 6, 2015 as filed. The vote was unanimous, 5-0, motion carried.

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5. **New Business:** The Chairman noted that Dr. Mitchell Greenberg would not be running again for regular member of the Easton Zoning Board of Appeals; running would be Victor George and Raymond Ganim.
6. **Meeting Adjourned:** Motion was made by Victor George, seconded by Dr. Mitchell Greenberg, to adjourn the meeting at approximately 5:45PM. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary