

MINUTES OF JANUARY 7, 2015 MEETING FOR THE
EASTON ZONING BOARD OF APPEALS

The meeting was called to order at 5:36pm by Chairman John Harris.
Regular members present - John Harris, Dr. Mitchell Greenberg and Charles Lynch
Regular members absent - Patricia Berlin and Victor George
Alternate members present - Raymond Ganim and Thomas Dollard
Alternate members absent - Gregory Alves
For the record – Thomas Dollard was appointed to vote for Patricia Berlin and Raymond Ganim was appointed to vote for Victor George

1. **Appointments:** None
2. **Public Hearing:** Z-14-4885-07, John G. Papageorge and Gale J. Bellas, 22 Crescent Drive, Easton, CT, for a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations, in order to allow for the enclosure of an existing stairway located within the side setback, 35.4 feet in-lieu-of 40 feet. Present was owner/applicant Gale J. Bellas and her attorney, John Bohannon, Jr. Attorney Bohannon presented the application for variance and noted that the outside stairs were a pre-existing non-conformity in the side setback and that the enclosure of the stairs did not further encroach on the existing non-conformity. Attorney Bohannon stated that his client had consulted with experts, the contractor and the plumber, subsequent to flooding in the basement; his client did not know she needed a permit. A letter was submitted by the plumber, Mark Kuczo, with the application for variance, regarding the necessity for the enclosure to avoid further flooding. Attorney Bohannon stated that the property was unique in size and the enclosure of the small footprint was a reasonable measure to abate the problem, noting there was no expansion of the foot print. Attorney Bohannon stated that the hardship was the significant flooding which caused a safety concern and an expensive problem for his clients. It was noted that the house was built approximately 1955 (actual 1953). The attorney showed color pictures on his I-phone of the stairs and damage caused and noted that the enclosure had improved the condition.

The following people spoke.

Althea Falco, on behalf of her mother, Anne Popp, 18 Crescent Drive.

Robert J. Popp, 18 Crescent Drive

Ellen Pease, 26 Crescent Drive

Natasha Papageorge, daughter-in-law of Gale Bellas

Discussion was held whether the stairs were considered part of the footprint; the Board determined that it was part of the footprint. Discussion was also held regarding the flooding. A picture was submitted of the existing enclosure (currently unsided) and its appearance.

The public hearing was closed.

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3. **Decision:** On Z-14-4885-07, John G. Papageorge and Gale J. Bellas, 22 Crescent Drive, Easton, CT, for a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations, in order to allow for the enclosure of an existing stairway located within the side setback, 35.4 feet in-lieu-of 40 feet, motion was made by Charles Lynch, seconded by Raymond Ganim, to grant the application for variance in recognition of the unusual hardship caused by the flooding as well as the fact that the stairway is pre-existing non-conforming and the enclosure of the stairway will not further encroach on the existing side setback (35.4 ft.). The vote was unanimous, 5-0, motion carried.
4. **Minutes:** Minutes for October 6, 2014
Motion was made by Dr. Mitchell Greenberg, seconded by Charles Lynch, to approve the minutes for October 6, 2014 as presented. The vote was unanimous, 3-0, motion carried. Raymond Ganim and Thomas Dollard did not vote as they were not present at that meeting.
5. **New Business:** Annual Report for Fiscal Year 2013-2014. The Chairman read the Annual Report for the Easton Zoning Board of Appeals for Fiscal Year 2013-2014 prepared by the Secretary. No changes were made.
6. **Meeting Adjourned:** Motion was made by Raymond Ganim, seconded by Charles Lynch, to adjourn the meeting at approximately 6:45PM. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary