

PRELIMINARY
APRIL 7, 2014 EASTON ZONING BOARD OF APPEALS MINUTES

The meeting was called to order at 5:33pm by Chairman John Harris.

Regular members present - John Harris, Charles Lynch, Dr. Mitchell Greenberg and Victor George, who arrived at 5:35pm.

Regular members absent - Patricia Berlin

Alternate members present - Thomas Dollard, Gregory Alves and Raymond Ganim, who arrived at 5:40pm.

For the record – Thomas Dollard was appointed to vote for Patricia Berlin.

1. Appointments: None

2. **Public Hearing: Z-14-4791-01, 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 a 10' x 25' addition to an existing one car garage, 32.2 ft. in lieu of 40 feet in the side setback and 49.7 ft. in lieu of 50 ft, front yard setback and 74.5' in lieu of 75 ft. from the center line of Crescent Drive. The applicant/owner, Gale Bellas, presented the application and stated she was handicapped and that there is no alternate location on the land to build a new garage. Ms. Bellas presented her hardship for the garage expansion, stating the small size of the lot and the location of the septic. Ms. Bellas also stated there was a safety issue for getting in and out of a vehicle parked in the garage, as there was not sufficient room to open the car doors. Ms. Bellas submitted two items for the record:

1. Picture of house with garage.
2. B-100 septic plan for 22 Crescent Drive

Discussion was held regarding the eight feet requested in the variance; several alternatives were discussed such as moving the steps out of the garage, building a garage elsewhere and reducing the amount of variance requested.

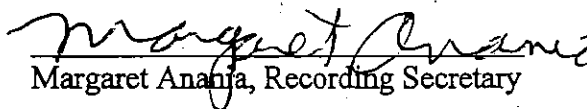
Several people from the public spoke.

1. Attorney Raymond Rizio of Quatrella & Rizio, represented neighbor Ellen Pease of 26 Crescent Drive and spoke against granting the variance application stating that the applicant had not shown a legal hardship.
2. Wendy Doniger of 50 Silver Hill Road spoke against the granting of the variance stating that as a realtor, she believed that allowing a structure closer to the neighbor's property line would reduce the neighbor's property value.
3. Ellen Pease, 26 Crescent Drive, stated she was represented by her attorney.

The public hearing was closed

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3. **Decision:** On Z-14-4791-01, 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 a 10' x 25' addition to an existing one car garage, 32.2 ft. in lieu of 40 feet in the side setback and 49.7 ft. in lieu of 50 ft, front yard setback and 74.5' in lieu of 75 ft. from the center line of Crescent Drive, motion was made by Victor George to grant the application for variance as the applicant is requesting only an eight foot variance reduction and the hardship being the small size of the lot. The motion was seconded by John Harris for discussion purposes. After a lengthy discussion, including whether the application met the requirement for a legal hardship, a vote was called. Voting were Chairman, John Harris, Dr. Mitchell Greenberg, Charles Lynch, Victor George and Tom Dollard, who was appointed to vote for Patricia Berlin. The vote was one in favor of granting the application for variance, Victor George. Therefore, the application for variance did not receive the requisite four votes and the application for variance was denied.
4. **Minutes:** Minutes for December 2, 2013
- Motion was made by Victor George, seconded by John Harris, to approve the minutes for December 2, 2013 as amended. The vote was unanimous, 5-0, motion carried.
5. **OLD BUSINESS:** The Chairman stated that once Board members are notified of an upcoming meeting they should respond whether they will be attending or not so that we can be sure we have a quorum.
6. **NEW BUSINESS:**
7. **Meeting Adjourned:** Motion was made by Thomas Dollard, seconded by Charles Lynch, to adjourn the meeting at approximately 6:45PM. The vote was unanimous, 5-0, motion carried.


Margaret Ananija, Recording Secretary

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J. Lynch
EASTON TOWN CLERK