

PRELIMINARY
JULY 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, Dr. Mitchell Greenberg, Victor George and Patricia Berlin
Regular members absent - Charles Lynch
Alternate members present - Raymond Ganim
Alternate members absent - Gregory Alves and Thomas Dollard
For the record – Raymond Ganim was appointed to vote for Charles Lynch

1. Appointments: None
2. **Public Hearing: Z-13-4584A-03, Steve Kidney, 265 Center Road Easton, CT,** for a variance of Article 5, Sect./Para. 5.4.1 of the Easton Zoning Regulations in order to allow for the restoration of a dormer to the front roof with no added living space, 49.3' in-lieu-of 50' front yard setback. Mr. Kidney presented the application and stated he was simply restoring a dormer to his dwelling, with no additional living space being added, Mr. Kidney submitted a picture of the dwelling showing that the dormer was on the structure when it was originally constructed.

No one from the public spoke for or against the application for variance. The public hearing was closed.

3. **Decision: On Z-13-4584A-03, Steve Kidney, 265 Center Road Easton, CT,** motion was made by Victor George, seconded by Raymond Ganim to grant the application for variance as the proposed addition will not further encroach on the required setbacks nor further increase the existing footprint, and it will restore the dormer to the front roof of the dwelling, as evidenced by a picture that was submitted for the record. The vote was unanimous, 5-0, motion carried.
4. **Public Hearing: Z-14-4827-04, 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 6' x 25' addition to an existing one car garage, 36.2 ft. in-lieu-of 40 feet in the side setback and 49.7' in-lieu-of 50' front yard setback and 74.5' in-lieu-of 75 ft. from the center line of Crescent Drive. Present at the public hearing was owner Gale Bellas and her attorney, Robert Nicola.

Attorney Nicola presented the application and stated that his client sought to make her garage useable. He stated that the lot was undersized, the septic was located to the rear of the dwelling and that the garage contained three steps which entered the kitchen of the house from the garage; therefore, making the garage width not large enough for his client, Gale Bellas, to maneuver as she is a disabled person.

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4. Public Hearing: Z-14-4827-04 (continued)

Attorney Nicola submitted a letter from Dr. Pasquale Masone dated May 21, 2014 regarding the medical condition of his client.

Discussion was held regarding the required width of the garage necessary to allow the owner to properly maneuver in the garage around the doors of the car and the steps which protrude into the garage.

The Chairman noted a letter dated July 7, 2014 from Ellen M. Pease of 26 Crescent Drive requesting the application for variance to be denied.

Several members of the public spoke:

Ellen Pease, 26 Crescent Drive, spoke against the application.

Joanne Hanock, 25 Crescent Drive, spoke in favor of the application.

Wendy Doniger, 60 Silver Hill Road, spoke against the application.

Discussion was held regarding the impact on the neighborhood of building the proposed structure in the neighborhood.

The public hearing was closed.

- 5. Decision: On Z-14-4827-04, 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 6' x 25' addition to an existing one car garage, 36.2 ft. in-lieu-of 40 feet in the side setback and 49.7' in-lieu-of 50' front yard setback and 74.5' in-lieu-of 75 ft. from the center line of Crescent Drive, motion was made by Patricia Berlin, seconded by Raymond Ganim, for discussion purposes only, to grant the variance for a 4' x 25' addition to the existing garage for a total garage of 15' x 25' instead of the 17' x 25' requested, based on the unusual hardship created by the injury to the owner which resulted in impaired mobility and appears to be long-term (as evidenced by the letter submitted by Attorney Nicola from Dr. Pasquale Masone dated May 21, 2014).**

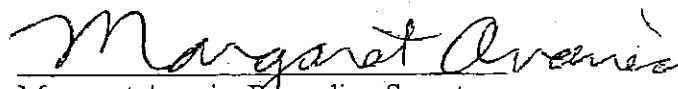
After much discussion, the motion was amended by Patricia Berlin, seconded by Raymond Ganim, to grant a variance for a 5' x 25' addition to an existing one car garage, 37.2' in lieu of 40', based on the unusual hardship caused by an injury to the applicant, subsequent to the purchase of the home, which resulted in impaired mobility and which appears to be long-term, as evidenced by the letter dated May 21, 2014 from Dr. Pasquale Masone. The vote was unanimous, 5-0, motion carried. The application for variance was approved as modified.

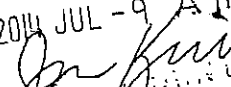
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6. Minutes: Minutes for June 2, 2014

Motion was made by Patricia Berlin, seconded by John Harris, to approve the minutes for June 2, 2014 as presented. The vote was unanimous, 5-0, motion carried.

7. Meeting Adjourned: Motion was made by Raymond Ganim, seconded by Victor George, to adjourn the meeting at approximately 7:15PM. The vote was unanimous, 5-0, motion carried.


Margaret Anania, Recording Secretary

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