



## Town of Burlington

### ZONING BOARD OF APPEALS

Minutes of the Special Meeting on Monday,  
January 29, 2018

1. **A. Call to Order:** Peter Perkins, Chairman called the meeting to order at 6:35 PM. In attendance was Peter Perkins, John Derewonko, Amanda Zabel, Laurie Arel, Abby Conroy, ZEO and Beverly Jackson, ZBA Clerk.
- B. Act on Meeting Minutes:** **Motion** made, seconded, and passed unanimously to approve the minutes from the December 19, 2017 regular meeting as submitted. (Zabel/Arel)
- C. General Communications:** None
2. **Continuation - Public Hearing - Application 2017-549 – O’Keefe Front Yard Variance Vineyard Road #85, Car-port Accessory Structure.**  
**Motion** made (Zabel), and seconded (Derewonko) and approved unanimously to suspend the regular meeting and re-open the Public Hearing – Application 2017-549 at 6:35 PM continued from December 19, 2017 with the following members present Peter Perkins, John Derewonko, Amanda Zabel, Laurie Arel, and Abby Conroy, ZEO.  
Applicant was not present but previously spoke with Abby Conroy and has not had a survey done. Members of the commission have driven by the address. There has been no correspondences for or against from residents.  
**Motion** made (Zabel), seconded (Derewonko) and passed unanimously to close public hearing on Application 2017-549 - O’Keefe Front Yard Variance Vineyard Road #85, Car-port Accessory Structure.  
The commission further discussed the application and read into the record Abby Conroy’s letter dated January 26, 2018, regarding ZBA #2017-549 – 85 Vineyard Road, Burlington, CT applicant/Owner – Neil O’Keefe.  
**Motion** made (Arel), and seconded (Zabel) to approve Application 2017-549 - O’Keefe Front Yard Variance Vineyard Road #85, Car-port Accessory Structure.  
**Motion** made to amend prior motion to include the variance that is requested from section 4A-4E to construct a carport over the driveway for the hardship of the topography of the land to the North of the house, location of existing door into house unique to the property, want to cover the driveway with roof, there are no walls so it’s not a building. (Arel/Zabel)  
Approved – None, **Motion Denied** – Derewonko, Zabel, Perkins and Arel. Variance denied unanimously. Applicant has 30 days to appeal the decision of the board. Perkins commented that there are several defects in the application:
  - Applicant admitted to not notifying the neighbors
  - Or posting signs
  - Has not submitted plot plans
  - Existing structure is off of his property and on town property
  - The hardship of wanting to cover driveway with a roof is not an acceptable hardship
4. **New Business:** None
5. **Adjourn:** **Motion** made, seconded and passed unanimously to adjourn the meeting at 6:58 PM. (Zabel/Perkins)

Respectfully Submitted,

Beth Salsedo