



Town of Burlington

ZONING BOARD OF APPEALS

Minutes of the Regular Meeting of Tuesday May 19, 2015

I.

A. Attendance, Call to Order:

Greg Szydlo, Chairman called the meeting to order at 7:00PM. In attendance were Greg Szydlo, Peter Perkins, Lisa Cianchetti, Robert Sussdorff, Clayton Aiudi, Cheryl Byrne.

Liz Burdick, ZEO

Allison Yudelson, ZBA Secretary

B. Act on Meeting Minutes:

MOTION Perkins, seconded Aiudi to approve the minutes from the April 21, 2015 regular meeting as submitted; unanimously approved

C. General Communications:

- a. Letter dated May 11, 2015 from Ellie Parente regarding 2014/15 Budget expenses.

II. Public Hearing(s)

- a. Application 2015-535-Application for variance from Section IV.B.5 of the Zoning Regulations for proposed construction of a pre-fab garage on property known as 16 Silver Drive. Submitted by Christopher & Maranda Reynolds.

MOTION Perkins, seconded Cianchetti to close the regular meeting and open the public hearing; unanimously approved.

Seated: Szydlo, Perkins, Sussdorff, Cianchetti, Aiudi.

Maranda Reynolds was present and addressed the Commission.

MOTION Perkins, seconded Aiudi to close the public hearing and reopen the regular meeting; unanimously approved.

MOTION Perkins, seconded Cianchetti:

Approved: Application#2015-535- a variance of the required 15' R-15 side yard setback from Section IV.B.5 of the Zoning Regulations to construct a 12' X 32' one-story pre-fab garage located a distance of 5' to the west side property boundary on property known as 16 Silver Drive submitted by Christopher & Maranda Reynolds.

Hardship: Topography- rear yard slopes to the lake; east side yard is developed with a swimming pool & deck, is wooded & slopes to the lake and proposed location is accessible from the existing driveway.

IN FAVOR, Szydlo, Cianchetti, Aiudi, Perkins, Sussdorff. OPPOSED, None.

ABSTAINED, None.

Variance granted

200 Spielman Highway • Burlington, CT 06013-1735 • 860-673-6789



Town of Burlington

- b. **Application 2015-536**-Application for variance from Section IV.B.5 of the Zoning Regulations for proposed construction of a covered front porch and an enclosed side porch on property known as 24 Burlington Ave submitted by Eric & Christine Greene.

MOTION Perkins, seconded Cianchetti to close regular meeting and open public hearing; unanimously approved.

Seated: Szydlo, Perkins, Cianchetti, Aiudi, Sussdorff

Eric Greene was present and addressed the Commission.

MOTION Perkins, seconded Cianchetti to close the public hearing and reopen the regular meeting;unanimously approved.

MOTION Perkins, seconded Aiudi:

Approved:Application 2015-536-a 35' variance of the required 35' R-15 front yard setback from Section IV.B.5 of the Zoning Regulations to replace an existing concrete landing/stairs and construct a 6' X 7' covered porch located a distance of 0' to the south front property line; and a 19.5' variance of the required 35' R-15 front yard setback from Section IV.B.5 of the Zoning Regulations to construct a 11' X 15' enclosed porch a distance of 15'6" to the south front property line on property known as 24 Burlington Ave submitted by Eric & Christine Greene.

Hardship: Property is 24,441SF and is on a steep hillside; and most of the original house is outside of current zoning buildable area restrictions and almost any changes to its foot print require a variance.

IN FAVOR, Szydlo, Cianchetti, Aiudi, Perkins, Sussdorff. OPPOSED, none. ABSTAINED,none.

Variance granted

IV. Unfinished Business

- a. none

V. New Business:

- b. none

VI. Adjourn:

MOTION Perkins, seconded Aiudi to adjourn the meeting at 7:50pm; unanimously approved.