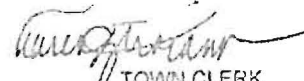


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Town of Stafford
Zoning Board of Appeals
Regular Meeting
May 5, 2016
7:00 p.m. – Veteran's Meeting Room
Warren Memorial Town Hall


TOWN CLERK

Members Present: Dennis Kaba, Chairman
Timothy Armstrong
Richard Longmore
Henry DaDalt
Also Present: David Palmberg, ZEO
Tom Carter, Alternate
Kevin & Doreen Dietz

PUBLIC HEARING

Variance Application of Kevin & Doreen Dietz, Section 4.31 Standards for Residential Districts, A side yard variance of 15 ft. where 30 ft. is required to construct an attached breezeway and one car garage, Owner: Kevin & Doreen Dietz. Location: 16 Petterson Circle, Map 59, Lot 31, Zone: AAA

Dennis Kaba, Chairman opened the Public Hearing for the variance application of Kevin & Doreen Dietz. He read the legal notice and explained the meeting process.

Kevin Dietz explained his variance application and stated that he was seeking a side yard variance of 15 feet where 30 feet is required. Mr. Dietz indicated that due to the location of his well and a Town storm drainage easement on the right side of his lot he could only construct the garage and breezeway on the left side of the house and doing so would leave 15 feet from the new garage to the property line.

David Palmberg, ZEO presented his report to the Commission. He stated that the applicant is seeking a side yard variance of 15 feet. A one car garage / breezeway to be attached to the west side of the house is proposed. Mr. Palmberg stated that the existing house is generally centered on the lot. This lot was created in 1969 and has approximately 150 feet of frontage. Under the present regulations 200 feet of frontage is required. The subdivision map shows a drainage easement in favor of the Town on the east side of the lot along the property line. In addition the well is located 32 ft. +/- off the southeast corner of the house. The septic system is generally centered on the lot in the back yard (north side) of the house.

He also indicated that if granted, a zoning permit and building permit would also be required.

There were no comments from the public either for or opposed to the application.

Henry DaDalt made a motion to close the Public Hearing at 7:05 p.m. and it was seconded by Tim Armstrong. All were in favor.

AGENDA:

1. Call to order
2. Establish a Quorum
3. Approval of Minutes for April 7, 2016 regular meeting
4. Discussion and possible action - Variance Application of Kevin & Doreen Dietz, 16 Petterson Circle, Map 59, Lot 31, Zone: AAA
5. New Business
6. Adjournment

Call to order

Dennis Kaba, Chairman called the Regular meeting to order at 7:06 p.m.

Establish a Quorum

A quorum was established with Dennis Kaba, Chairman, Tim Armstrong, Richard Longmore, Henry DaDalt, and Tom Carter seated for Anthony Guardiani.

A motion was made by Henry Dadalt, seconded by Tim Armstrong to move item 4, Discussion and possible action - Variance Application of Kevin & Doreen Dietz to the next item on the agenda. All were in favor.

A motion was made by Henry DaDalt, seconded by Tom Carter to approve the Variance Application of Kevin & Doreen Dietz, 16 Petterson Circle, Map 59, Lot 31, Zone: AAA. All were in favor

Approval of Minutes for April 7, 2016 regular meeting

A motion was made by Tim Armstrong, seconded by Richard Longmore to approve the Minutes for April 7, 2016 regular meeting. All were in favor

New Business – None

Adjournment

A motion was made by Tim Armstrong, seconded by Tom Carter to adjourn. All were in favor. The regular meeting of the Zoning Board of appeals was adjourned at 7:10 p.m.

Respectfully submitted,



David Palmberg, ZEO