

GLASTONBURY ZONING BOARD OF APPEALS
Regular Meeting Minutes of Monday, August 2, 2021

The Glastonbury Zoning Board of Appeals with Peter Carey, Building Official, in attendance held a Regular Meeting on Monday, August 2, 2021 via ZOOM video conferencing.

ROLL CALL

Board Members- Present

Brian Smith, Chairperson
Nicolas Korn, Secretary
Jaye Winkler
Susan Dzialo
David Hoopes
Doug Bowman, Alternate
Philip Markuszka, Alternate

Board Members- Excused

None

Chairman Smith welcomed new Board Member, Mr. Philip Markuszka.

Chairman Smith called the meeting to order at 7:00 pm and explained the public hearing process to the audience. Chairman Smith also noted that 4/5 votes are needed for an application to pass and there is a 15-day appeal period.

Secretary Korn read the agenda item.

Public Hearing

- 1. Van Horst General Contractors LLC for a variance from Section 4.5.6 to allow an addition closer to the front property line than permitted at 130 Shelley Lane in Residence A zone owned by Patel Madhubahen.**

Mr. Carey read the 1st application.

Mr. Lindsey Rutka of Van Horst General Contractors, LLC represented the applicant. Mr. Rutka stated that the applicant's house is located on a cul-de-sac. He explained that they need a variance because the new addition will be 38.4 feet from the front property line.

Chairman Smith asked Mr. Rutka to explain the hardship.

Mr. Rutka explained that the porch addition would enable the elderly members of the family better access.

Secretary Korns inquired if the measurement of 38 feet and 4 inches was measured from the overhang.

Mr. Rutka replied that he believes that is the case.

Ms. Winkler inquired about the gutter width.

Chairman Smith explained that they measure from the overhang. He stated that 38 feet should cover it.

Mr. Bowman explained that he looked at the property and noticed it is at the tail end of a cul-de-sac. He informed the Board that most of the houses on this cul-de-sac are not in compliance and must have gotten variances. Mr. Bowman added that the modifications will not be noticeable.

The hearing was opened for public comment, either for or against the application, and seeing as no one came forward to speak, Chairman Smith closed public comment on the application.

Mr. Rutka stated that he appreciates the Board's consideration. He asked when a decision would be made. Chairman Smith stated that the decision will be made shortly and invited Mr. Rutka to stay on and listen for that.

1) Action on Public Hearings

1. Van Horst General Contractors LLC for a variance from Section 4.5.6 to allow an addition closer to the front property line than permitted at 130 Shelley Lane in Residence A zone owned by Patel Madhubahen.

Secretary Korns read the 1st application.

Motion by: Secretary Korns

Seconded by: Mr. Hoopes

MOVED, that the Glastonbury Zoning Board of Appeals approves the application by Van Horst General Contractors LLC for a variance from Section 4.5.6 to allow an addition closer to the front property line than permitted but no closer than 38 feet at 130 Shelley Lane in Residence A zone owned by Patel Madhubahen on the grounds that the compliance with the required 40-foot setback would limit the porch addition to an impractical depth and the planned addition would be consistent with the surrounding neighborhood. The requirements of section 13.9 have been met.

Discussion:

Secretary Kornis stated that he drove by the house. He explained that it is only a 2-foot variance from the required setback and will be voting in favor.

Chairman Smith agreed.

Ms. Winkler stated that the configuration of the lot and the building would prohibit any other way of providing handicap access to the front expanse of the house. She added that it would be an improvement in safety for the members of the household. Ms. Winkler noted that she will be voting in favor of the application.

Result: Motion passes unanimously. (5-0-0)

2.) Acceptance of Minutes

- a) June 7, 2021 meeting
- b) July 12, 2021 meeting

Discussion:

Ms. Winkler stated that she has noticed a typo on page 9, line 2 of the June 7, 2021 minutes. The word “eyesore” was misspelled.

Motion by: Ms. Winkler

Seconded by: Ms. Dzialo

MOVED, that the Glastonbury Zoning Board of Appeals approves the June 7, 2021 minutes as corrected.

Result: Motion passes. (4-0-1)

Secretary Kornis abstained because he was unable to locate and review the minutes.

Motion by: Ms. Winkler

Seconded by: Mr. Bowman

MOVED, that the Glastonbury Zoning Board of Appeals approves the July 12, 2021 minutes as presented.

Result: Motion passes. (4-0-1)

Chairman Smith abstained because he was not at the July 12, 2021 meeting.

Discussion:

The next meeting is scheduled for September 13, 2021 via Zoom.

Mr. Carey informed the Board that he will not be at the September meeting. Mr. Jonathan Mullen will likely fill in.

Mr. Carey informed the Board that the October meeting might be his last meeting. The Board members thanked Mr. Carey and expressed that they will miss him.

Mr. Hoopes inquired if the Zoom format will continue indefinitely. Mr. Carey replied probably and explained that scheduling meetings over Zoom is easier. Several Board members stated that they prefer the Zoom format.

3) Adjournment

Motion by: Mr. Hoopes

Seconded by: Ms. Winkler

MOVED, that the Glastonbury Zoning Board of Appeals adjourns their regular Meeting of August 2, 2021 at 7:24 pm.

Result: Motion passes unanimously. (5-0-0)

Brian Smith, Chairperson