

**ZONING BOARD OF APPEALS MEETING
GLASTONBURY, CONNECTICUT**

Monday APRIL 3, 2023
REGULAR MEETING

7:00 PM

*Via Zoom Conference Call

Brian Smith – Chairperson
Suzan Dzialo – Vice Chair
Nicholas Kornis – Secretary

David Hoopes
Jaye Winkler

ALTERNATES: Douglas Bowman

PUBLIC HEARING

1. Joseph & Kathleen Sala of 46 Duffords Landing zone RR are requesting a variance to section 7.1.b.2.f. for the purpose of building a pool house behind their home, which is in the front yard.
2. Cornelius Neil & Johanna Cahill of 265 Main Street zone RR are requesting a variance to section 4.2.7 for the purpose of building a 3rd garage (16'X 24' with 20 feet in height). The request for the variance is due to the inability to build the garage anywhere except within 25 feet of the neighbor's property line.
3. Jill Sullivan of 1660 Main Street zone AA represented by James Grady is requesting a variance to section 4.4.6 & 4.4.7 & special exception to section 8.2b for the purpose of expanding a nonconforming structure. The proposed additions are a second floor and an attached two car garage in the front yard.
4. William Bill McDermott of 278 House Street zone A is requesting a special exception to section 8.2b for the purpose of adding a living space above an existing two car garage which will become the primary residence. The proposed addition will not change the footprint of the structure.

5. Richard & Tae Lechner of 57 Knob Hill Road zone AAA are requesting a variance to section 4.3.7 for the purpose of keeping an existing shed (24' X 14' with 16 feet in height) 12 feet from side yard line. The shed does not meet the 75' accessory structure setback but is within the front yard building line.
6. Reid K. & Gail H. O'Connell of 123 Natchaug Drive zone RR are requesting a variance to section 7.1.a.3.a. for building a pole barn which will have a combined maximum floor area greater than twenty-five 25% of the floor area of the principal building.
7. Eric S. & Marci P. Schneider of 73 Woodbridge Road zone AA (non-conforming lot) are requesting a variance to section 4.4.7 for the purpose of turning their existing car port into one and a half car garage and add a bonus room above the garage. The variance will be needed to exceed the side yard setback by 10 feet.

REGULAR MEETING

1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda
2. Acceptance of Minutes of the March 6, 2023 Regular Meeting