

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

Monday May 1, 2023
SPECIAL MEETING

7:00 PM

*Via Zoom Conference Call

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

Jaye Winkler
Aaron White
David Hoopes

ALTERNATES: Douglas Bowman, Andy Zlotnick

PUBLIC HEARING

1. Karl Boyer & Clarissa Ang-Boyer of 20 Towhee Lane zone A are requesting a variance from Section 7.1b.2c for the purpose of allowing a special accessory use to park or store a boat, trailer or mobile home parked in the side yard. The variance is requested due to a 15-foot wide drainage easement in the rear yard.
2. Dean C. Pagani of 175 Williams Street East zone A is requesting a variance from sections 4.5.6 and 7.1a.3.a to build a one and a half story barn style building to support a home based photography business. A variance is being requested due to the non-conforming nature of the lot(less than one acre in size) and its adjacency to state land on the west side of the property.
3. Chris Peck of 52 Ripley Road zone A is requesting a special exception from section 8.2b for the purpose of a mudroom & family room addition, (converted from single car garage). The variance request is due to limited means of egress from current laundry room.
4. Milun Mraz of 355 Matson Hill Road zone RR is requesting a special exception from section 7.1b.2b.1 to allow for a fourth garage bay since the house is less than 4,500 sq. ft. and a variance from section 7.1b.2b.1 to allow garage bays 5&6. Since the height is taller than the allowed 15 feet for an accessory structure, a variance is requested from Section 4.2.7 & 4.2.8 to allow a detached garage to be placed 20.6' away from the side yard line & 7.4' from the rear yard line.

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 April 3, 2023 Regular Meeting