

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

Monday July 10, 2023
REGULAR MEETING

7:00 PM

*Via Zoom Conference Call

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

Jaye Winkler
David Hoopes

ALTERNATES: Douglas Bowman, Andy Zlotnick, Aaron White

PUBLIC HEARING

1. Charles W. & Kelly A. Lake represented by George Fay of 123 Matson Hill Road zone RR is requesting a special exception to section 8.2b for the purpose of removal of an existing 8ft x 12ft single story room and constructing a new 8ft x 16ft two story structure in the same location as the existing room. The new structure will be no closer to the existing front or side setbacks. The rear of the addition will be 4ft closer to the rear setback but not nearer to the lot line than the existing building.
2. Janet Bassilakis represented by Harry Bassilakis of 277 Chimney Sweep Hill Rd. zone RR is requesting a variance and special exception to section 7.1b.2.b.1. for the purpose of building a detached (26'x 36') three door garage. The house currently has a two-door garage located under the house.
3. Michael D. Monaco of 80 Chamberlain Lane zone RR is requesting a variance to section 7.1a.2.a. and 7.1b.2.b.2. for the purpose of constructing a 40ft x 60ft detached garage. Relief from section 7.1a.2.a. is to allow the construction of the garage to be within 39.8 of the rear yard, when 50ft is required and 6.1ft of the northerly side yard when 25ft is required for accessory structures over 15ft in height. Relief from section 7.1b.2.b.2. is to allow more than the 4 bays permitted for a dwelling that contains more than 4,500 s.f. of gross finished floor area.

REGULAR MEETING

1. Acceptance of Minutes of the June 5, 2023 Regular Meeting