

**TOWN OF SOUTH WINDSOR  
ZONING BOARD OF APPEALS**

**Minutes**

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**July 12, 2018**

**MEMBERS PRESENT:** Wayne Kilburn, Erik Dabrowski, Steve Carty, James Kupchunos, Teri Parrott

**ALTERNATES PRESENT:** Elizabeth McGuire, Paul Oates, Edwina Futtner

**STAFF PRESENT:** Pamela Oliva, Zoning Enforcement Officer  
Donna Thompson, Recording Secretary

The following are motions made during the July 12, 2018 Public Hearing/Regular Meeting.

Chairman Erik Dabrowski called the public hearing to order at 7:30 pm.

The Recording Secretary read the legal notice as published in the Journal Inquirer.

**Public Hearing / Madden Room**

Appl. 2817-18 – Michele & Robert Savola – request for two 18 ft variances to Table 3.1.2A to allow a 12 ft x 24 ft shed 2 ft from each side yard property line (20 ft required), on property located at 9 Windshire Drive, AA-30 Residential Zone.

Michele and Robert Savola presented the application. The property is a corner lot. If they placed the shed within the two 20 foot side yard setbacks, it would be in the middle of the back yard, making the back yard basically unusable. They would like to be able to place the shed four feet in from the fence line in the back corner of the lot. They indicated that if they could not get the variance they would not go forward with getting the shed. They said they need the shed to free up their garage from all lawn care equipment needed to maintain their yard. Mr. Savola said that their neighbors were willing to come to the meeting in support of the application, but he felt that was unnecessary. They have a large number of trees on their property and if they can place the shed in the corner only one tree would have to be cut down. If the shed is placed elsewhere more trees would have to be removed. Mr. and Mrs. Savola presented photographs of various placements of the shed to help illustrate the back corner being the optimal setting. The Savola's were concerned that they would not being to sell their house in the future if the shed was in the middle of the back yard.

There was discussion regarding the possible hardships associated with this application such as: the corner lot; the location of the well; the smaller size of the lot; the loss of use of the back yard; regain use of the garage; the need to remove more trees if in the middle of the yard.

Mr. and Mrs. Savola requested that the variance be changed to 4 feet from the fence line.

Motion to: close the public hearing @ 7:58 pm

Was made by: Board Member Parrott

Seconded by: Board Member Kupchunos

The motion: carried

Vote: unanimous

Deliberative Session:

Appl. 2817-18 – Michele & Robert Savola – request for two 18 ft variances to Table 3.1.2A to allow a 12 ft x 24 ft shed 2 ft from each side yard property line (20 ft required), on property located at 9 Windshire Drive, AA-30 Residential Zone.

The board members further discussed the possibility of no real hardship or the hardship not being very well articulated. The use of the garage and loss of trees were considered more an economic factor. The location of the well is a consideration. The two front setbacks were considered a hardship as well as the

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small lot size being relevant. One board member felt there was logic to the considerations but not enough to clearly show hardship. One board member felt that not being able to sell the house in the future was a consideration. One board member stated that the shed in the corner would be aesthetically better for neighbors.

Hardship: where buildable area is in proximity to the well; the size of the lot; the two frontages

Motion to: approve with conditions, Appl. 2817-18 as amended – Savola – request for two 16 ft variances to Table 3.1.2A to allow a 12 ft x 24 ft shed 4 ft from each side yard property line (20 ft required), located as shown in the application, on property located at 9 Windshire Drive, AA-30 Residential Zone.

Made by: Board Member Kupchunos

Second: Board Member Parrott

Motion: carried

Vote: Unanimous

**Approval of Minutes**

Motion to: approve minutes of June 7, 2018

Was made by Board Member Carty

Seconded by Board Member Kupchunos

The motion: Carried

Vote: Unanimous

**New Business:** ZBA Training by Attorney Morris Borea

Attorney Borea was unexpectedly unavailable this evening. The training session will be re-scheduled for the September 6, 2018 meeting.

**Old Business:** Case Study Clarifying Alternates Participation at Meetings

The case study presented to the board stated that an alternate not seated for a board member could participate in the public hearing but not in deliberations.

**Correspondence:** none

**Adjournment:**

Motion to: adjourn the meeting at 8:24 pm

Was made by Board Member Parrott

Seconded by Board Member Kupchunos

The motion: Carried

Vote: Unanimous

Respectfully submitted:

Donna Thompson  
Recording Secretary

**Approved: September 6, 2018**