

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

Minutes

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July 2, 2020

MEMBERS PRESENT: Steven Carty, James Kupchunos, Erik Dabrowski, Wayne Kilburn, Timothy Appleton

ALTERNATES PRESENT: Jon Stengel

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

The following are motions made during the June 4, 2020 Public Hearing/Regular Meeting.

Chairman Steven Carty called the public hearing to order at 7:34 pm.

Chair Carty read the following comments into the record:

"This is a WEBex call, that is being live-streamed on our website as well as local Channels, and we are operating under the following procedures:

- *This session is being audio-recorded and video recorded.*
- *To ensure sound quality, the default rule for this meeting is that everyone will remain on mute.*
- *Commissioners and staff will generally remain on mute except when speaking or voting, and will generally be keeping video of themselves on throughout the meeting.*
- *Applicants should feel free to leave their video on or off. However, they will be asked to turn on their video when speaking.*

The public can provide public comments by email and/or phone. The email address and phone number with meeting code can be found on the front of our agenda.

- *During public comment, all of the normal rules, including stating and now spelling your name, still apply*
- *If you are speaking at this meeting and have an exhibit to submit to the commission, which was not distributed in advance of the meeting with the rest of the materials, please indicate that you wish to submit an exhibit. You will need to hold it up to the camera so that the commission and all members of the public may review it. In addition, you will be required to email the exhibit, or take a photograph of it and email it, to planningzoningcomments@southwindsor-ct.gov, and it will be included in the permanent records of the commission.*
- *Members of the public may only speak during public participation for an item not on the agenda and during the public hearing comment period.*
- *Lastly, a reminder to the public on the phone to press *3 to indicate that you want to speak and # to get back to the main menu.*

Pam Oliva read the legal notice as posted on the Town of South Windsor website on June 18, 2020.

Public Hearing

App. 2842-20 – Irsal Cabahug – request for an 9 ft variance to Table 3.1.2A to allow a 10 ft by 18 ft shed 41 ft from the front property line (50 ft required) on a corner lot, on property located at 38 Andmar Lane, AA30 zone.

Mr. Cabahug presented the application to the commission. The reasons for placing the shed next to the garage were for additional convenient storage, ease of access, neighbors' preference, the topography of the lot, and the two front yard setback restrictions for a corner lot. As clarification, Mr. Cabahug explained that two abutting neighbors preferred the shed not be placed in the middle of his back yard. They approved the placement of the shed where Mr. Cabahug proposed it. Their letters to the commission had stated they did not want the shed

within twenty feet of their properties. Mr. Cabahug stated that the left side of the house has a steep slope, making it unusable for placing the shed on that side.

Commissioners stated that they were satisfied with the information Mr. Cabahug provided.

Motion to: close public hearing on Appl 2842-20 at 7:53 pm

Made by: Board Member Appleton

Second: Board Member Dabrowski

The motion: Carried

Vote: Unanimous

Deliberative Session

App. 2842-20 – Irsal Cabahug – request for an 9 ft variance to Table 3.1.2A to allow a 10 ft by 18 ft shed 41 ft from the front property line (50 ft required) on a corner lot, on property located at 38 Andmar Lane, AA30 zone.

Board members felt it was a straight forward application. The shed will be well screened from the surrounding area and placed where there is already an extension of the driveway, making it easier to utilize.

Hardship: corner lot with two front yard setbacks and the topography of the property

Motion to: approve Appl 2842-20 as presented

Made by: Board Member Kupchunos

Second: Board Member Dabrowski

The motion: Carried

Vote: Unanimous

Approval of Minutes

Motion to: approve minutes of June 4, 2020

Was made by Board Member Dabrowski

Seconded by Board Member Appleton

The motion: Carried

Vote: Unanimous

New Business: none

Old Business: none

Correspondence: none

Adjournment:

Motion to: adjourn the meeting at 8:00 pm

Was made by Board Member Appleton

Seconded by Board Member Kupchunos

The motion: Carried

Vote: Unanimous

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: September 3, 2020