

**Zoning Board of Appeals
Minutes Public Hearing; 4 Buckingham Road
7:15pm September 3rd, 2020
Norma Drummer Room/Zoom Meeting**

Members Present: Paula Chapla, Rich Demko, Phil Whilhemy, and Jeff Hanowitz

Members Absent: Bob Nerone, John Duke

Others Present: Maria Desosa, Malia McCool

1. Call to Order

Rich Demko called the meeting to order at 7:15.

2. Pledge of Allegiance

All stood for the pledge.

3. Seating of Alternates

There were no alternates to be seated.

4. Public Comment

There was no public comment.

5. Discussion and take possible action of application for 4 Buckingham Road.

The Chair read the notice of public hearing into the record.

Notice of Public Hearing

The Seymour Zoning Board of Appeals will conduct a public hearing on September 3rd at 7:15 pm in the Norma Drummer Room; Seymour Town Hall 1 First Street Seymour CT 06483 for the following application:

Application for a variance of section 6.0 table of dimensional requirements to reduce the minimum side yard setback requirement from 25 feet to approximately 13 feet for the construction of a garage addition. Property located at 4 Buckingham Road, Seymour CT A copy of the application is on file in the Seymour Town Hall At these hearings, interested persons can appear and be heard. Written communications will also be received.

Dated at Seymour, Connecticut this 13th of August 2020

Seymour Zoning Board of Appeals Richard Demko Chairman

The applicant Maria Desosa, from 4 Buckingham Road, said she is looking to build a garage. Her current garage is a one car, and she would like to make it a two car.

Rich Demko asked what her statutory hardship is.

Desosa said the land in the front of her yard is only 100 feet wide. When the new zoning laws were put into place, it states that it should be a minimum of 150 feet wide in the front. Her road is very narrow, everyone in her home owns a car, as well as an extra truck and a classic car. Since the garage will only take one car, the rest are in the front and sometimes in the street. This causes a lot of issues with the traffic. They try to put the vehicles in the grass, however, sometimes they stick out into the road, causing traffic problems. The garage is planned to be in the back, so it does not affect the front of the house. They cannot build a garage on any other part of the property because of their septic system as well as the wetlands on their property. She also has elderly parents who live with her and would prefer they just drive right into the garage, to avoid weather and other things. She said she is trying to position the garage in a way that would respect all her neighbors.

Demko said he understands her trying to put the garage in the back, because it is picking up less of a variance by moving it back than if she had it in the front of the home.

Phil Whilhemy said that it would be less non-conforming than if it were pushed back.

Demko disagreed because if she were to move it over in the front, she would be right on the property line. He said that the parcel is an existing nonconforming lot, that was created prior to the existing zoning regulations.

Phil Whilhemy asked that when the applicant went to go make plans for what was needed to be done, did she consult with anyone in Seymour's building department. And how did she know she needed a variance.

The applicant said she spoke with Mike Marganski, who told her to speak with Jesse Judson who walked her through step by step.

Phil Whilhemy asked when she talked to Jesse about the garage, were there any alternatives or a "Plan B" discussed.

The applicant said Jesse told them he preferred they move the garage forward instead of it being parallel with the existing garage. Her husband does not want it to look elongated.

Jeff Hanowitz said he did not have any of the maps, but just reading the application it looks as though it makes sense. In the reading of the application, it sounds as though there is a hardship.

Paula Chapla asked about the nine and a half foot overhang and if it plans to go over the garage and the front door.

The applicant explained where it was going to be in conjunction with her home. They discussed where it would be and the applicant pointed it out on the map that was supplied to the Commission. She said it was level enough.

Rich Demko asked for public comment. There was none.

Demko closed the public hearing at 7:35pm.