

**Zoning Board of Appeals  
Public Hearing Meeting Minutes January 7<sup>th</sup>, 2021  
Norma Drummer Room Zoom Meeting  
4 Buckingham Road 6:45 p.m.**

**Members Present:** R. Demko, J. Hanowitz, P. Whilhemy, P. Chapla, B. Nerone  
**Others Present:** Maria DeSosa, J. Judson, M. Marganski, A. Drugonis

**1. Call to Order**

The meeting was called to order by R. Demko at 6:49 p.m.

**2. Pledge of Allegiance**

All stood for the pledge.

**3. Seating of Alternates**

There were no alternates.

**4. 4 Buckingham Road Variance-Public Hearing**

J. Judson explained that the property is a one (1) acre parcel located within the R-40 zoning district. It is an existing non-confirming lot. They want to reduce the minimum side yard setback requirement from 25 feet to approximately 13 feet for the construction of a garage addition. J. Judson states the plan is the same as what was proposed in September. J. Judson mentions other houses in the neighborhood that don't meet the setback requirements. Furthermore, J. Judson states that an additional parking space will provide a safer condition than the one that presently exists for maneuvering in and out of the driveway.

P. Whilhemy asked about a previous plan where it brings the garage right to the front where the vestibule is located. It's about 30 square feet less than the new proposal. He asks J. Judson if the proposed one is more desirable than the previous one which would have required a second variance for a front setback.

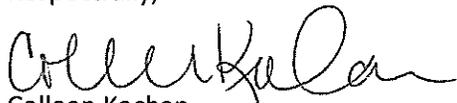
J. Judson confirms the proposed plan is more desirable and would only need one variance rather than two.

J. Hanowitz states that a lot of his questions have been answered with the new proposal than the previous one.

**Public Comment**

There was no public comment.

Respectfully,

  
Colleen Kochan