

**TOWN OF BARKHAMSTED  
ZONING BOARD OF APPEALS  
MINUTES OF SPECIAL MEETING  
WEDNESDAY, FEBRUARY 14, 2018**

Chairman William LeGeyt called the meeting to order at 7:00 p.m. Members present were Dan Lamont, Chris Tooker, Frank Kaczinski and Bruce Weller. Also present was zoning enforcement officer, Debbie Brydon.

**Public Hearing:**

**Dubow, Brad and Lori, applicant/owners 17 Dilliston Road. Application for a reduction to 45.2 feet in the front yard setback and 30.7 feet for the rear yard setback**

John McGuirk, Architect for the applicants presented the application and showed the site plan and plans for the addition. He stated that the property was in the RA-2 zone and was pre-existing, legal, non-conforming. He showed where the ledge was located basically on all four sides of the house and protruding in the basement. Brad Dubow gave the commission pictures of all the ledge in the basement and turned in letters from a neighbor and L.A.P.O.A.(Laurel Acres Property Owners Association), both in favor of the addition and a letter from his excavator Earthwork Construction, LLC., confirming the presence of the ledge. All three letters were read into the record.

Lamont made a motion to close the public hearing at 7:18 pm, seconded by Kaczinski and unanimously approved.

**Pending Applications:**

**Dubow, Brad and Lori, applicant/owners 17 Dilliston Road. Application for a reduction to 45.2 feet in the front yard setback and 30.7 feet for the rear yard setback**

Lamont made a motion to approve the variance for the front yard and the rear yard, as per oral and written testimony due to the topography and pre-existing non-conformities on the lot, seconded by Kaczinski and unanimously approved.

**Approval of Minutes:** Lamont made a motion to approve the minutes of January 3, 2018, with a notation that the Election of Officers will be done again as Robert Pulford is no longer on the board, seconded by Weller and unanimously approved.

**Correspondence:** Reviewed; no action taken

Lamont moved to adjourn at 7:40 p.m. Weller seconded and the motion passed unanimously.

Approved \_\_\_\_\_ Date \_\_\_\_\_  
William LeGeyt - Chairman