

MINUTES
LITCHFIELD ZONING BOARD OF APPEALS
August 3, 2021 - 7:30 p.m.
Town Hall Annex
80 Doyle Rd., Bantam, CT

Members Present: Brian McKernan, Lara Hillman, David Foss, Burke Gibney

Members Absent: Brian Donohue

B. McKernan opened the meeting at 7:32 p.m. with a roll call of the members and explained the format of the hearing.

PUBLIC HEARINGS

Case 21-8-1 To discuss and possibly act upon a request from David T. Dillon for a Front yard variance of 32' from RR Section 2 and Enlargement/Addition variance from GSR Section H5 for proposed rear stairs for property at 18 Old Northfield Road.

Mr. & Mrs. Dillon were present for the application. Return receipt mail cards were reviewed. Mr. Dillon explained that the stairs are already built and he was cited by the Zoning Enforcement Officer because he didn't obtain a zoning or building permit. He purchased the barn with an existing granite step which is not safe. The barn was built in the early 1900's and is non-conforming in setback requirements as it is right on the road. They would like to install a safer set of wood stairs and rails that meet code. The stairs will be 6' long and 8' wide. Jack Hodges spoke in favor of the application.

B. McKernan moved to close the hearing at 7:45, L. Hillman seconded and the motion passed unanimously.

Case 21-8-2 To discuss and possibly act upon a request from Kurt Sexauer for a Front yard variance of 8' and side yard variance of 19' from RR Section 2 and Enlargement/addition variance from Section GSR H5 for a proposed dormer for property at 216 Clark Road.

Mr. Sexauer was present for the application. Return receipt mail cards were reviewed. The house is extremely small. Enlargement of the existing small dormer will increase use of the upper floor and make the home more habitable. The house is non conforming because it was built in 1964. There will be no change in the footprint. No one spoke for or against the application.

B. McKernan moved to close the hearing at 8:00, B. Gibney seconded and the motion passed unanimously.

REGULAR MEETING

Consider Case – 21-8-1 – D. Foss moved to approve the variance because it is a safety issue for egress and ingress and the building predates zoning, L. Hillman seconded and the motion passed unanimously.

Consider Case - 21-8-2 – L. Hillman moved to approve the variance because the dormer will increase use of the upper floor and makes the house more habitable, it doesn't increase the building footprint and the house predates zoning, B. Gibney seconded and the motion passed unanimously.

Approval of Minutes – April 6, 2021

D. Foss moved to approve the minutes, L. Hillman seconded and the motion passed unanimously.

Adjournment

L. Hillman moved to adjourn at 8:14, B. Gibney seconded and the motion passed unanimously.



Brian Donohue
Chairman

9/7/21

Date