

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

**Members Present:** Brian Donohue, Brian McKernan, Lara Hillman, Jonathan Zwick, David Foss

**Members Absent:** Burke Gibney

B. Donohue opened the meeting at 7:36 p.m. with a roll call of the members and explained the format of the hearing.

**PUBLIC HEARINGS**

**Case 21-12-1** To discuss and possibly act upon a request from Shawn Nettletown (agent for Lopez/Bassarab) Front yard variance of 30' from RR Section 2 and GSR H5 for a proposed bedroom and bathroom addition for property at 257 Maple Street.

Shawn Nettletown, agent for the property owner was present and submitted return receipt mail cards. He explained that the house was built in 1810. The house currently sits in the front yard setback. They would like to expand the first floor bedroom in the front and add a bathroom to allow for aging in place. The addition will not encroach into the setback any further. The grade in the rear drops off so that would not be recommended for building in the rear. No one spoke for or against the application.

B. Donohue Moved to close the hearing at 7:51, L. Hillman seconded and the motion passed unanimously.

**Case 21-12-2** To discuss and possibly act upon a request from Stacie Kavle (agent for Duckworth) Rear yard variance of 8' from HR20 Section 2 and GSR H5 for a proposed addition to kitchen for property at 38 Beecher.

Stacie Kavle was present for the application and submitted return receipt mail cards. She explained that the existing kitchen is very small. The house was built in 1947 and the entire house is currently in the required setback. The addition will be one story. The existing kitchen is 142 sq ft. and the addition will double its size. No one spoke for or against the application.

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

**REGULAR MEETING**

**Consider Case – 21-12-1**

B. McKernan moved to grant the variance because the addition is modest and reasonable. The house is currently non-conforming because of its age, D. Foss seconded and the motion passed unanimously.

**Consider Case – 21-12-2**

B. Donohue moved to grant the variance because of the age of the house, it is existing non-conforming and the addition is modest and reasonable, L. Hillman seconded and the motion passed unanimously.

**Approval of Minutes – November 9, 2021**

D. Foss moved to approve, J. Zwick seconded and the motion passed unanimously

**Adjournment** – B. Donohue moved to adjourn at 8:11, L. Hillman seconded and the motion passed unanimously.