

MINUTES
LITCHFIELD ZONING BOARD OF APPEALS
April 4, 2023 - 7:30 p.m.
Town Hall Annex
80 Doyle Rd., Bantam, CT
In person meeting

Members Present: M. Blasavage, B. Donohue, D. Foss, B. McKernan, J. Zwick.

Members Absent: None

At 7:34 p.m., B. Donohue opened the meeting by taking attendance of the members and explained the format of the hearing.

PUBLIC HEARING

Case - 23-4-1 To discuss and possibly act upon a request from Steven Avritch for an enlargement variance to demolish and rebuild existing dwelling at 87 North Shore Road - Enlargement of living area from 600 square feet to 1,064 square feet. General Standards and Requirements H. Non-Conforming Uses, Buildings/Structures, Lots 5. Enlargement or Additions.

S. Avritch was present for the application. Postal green cards and letter to neighbors were confirmed by B. Donohue. S. Avritch currently owns the house at 105 N. Shore Road and recently purchased cottage at 87 N. Shore Road. Cottage needs to be demolished and rebuilt. Footprint from cottage and deck will decrease from 1,861 to 1,642 square feet or from 12.1% to 9.1% of lot. Applicant submitted a letter of permission to demolish and rebuild from White Memorial. IWC approval was received on 03/08/23. A new well and septic system will be installed.

Public comment – Support - D. Roberge has lived next door for over 40 years. He is happy to see old place finally getting some much needed help. D. Baxter has been the other next door neighbor for 18 years. Previous owner never did repairs and existing structure needs work. No one spoke in opposition of the application. B. Donohue moved to close the hearing at 7:47 pm, M. Blasavage seconded, there was no discussion and vote to close was unanimous.

Case – 23-4-2 To discuss and possibly act upon a request from Edward and Lorraine Murphy at 387 South Street for a rear yard variance of 50' to demolish a two car garage and rebuild a three car garage from Historic Borough Residences Section HR-20 Subsection 2. Building Placement (Minimum) Rear Yard 60'.

E. Murphy was present for the application. Postal green cards and letter to neighbors were confirmed by B. Donohue. Garage was rebuilt 25 years

ago on existing site. Side of garage was built over fill and foundation has collapsed. Proposed new footprint is moved a few feet north and west, out of side setback but will still be in rear setback. Structure can not be moved anywhere else – if moved completely out of rear setback, will block doors to storage shed and be too close to sewer lines. There are no wetlands and Historic District Commission won't accept an application until ZBA approval received. His neighbors support dilapidated garage being fixed.

Public comments – No one spoke in support or opposition of the application. Commission had no more questions. B. Donohue moved to close the public hearing at 8:03 pm, B. McKernan seconded, there was no discussion and vote to close was unanimous.

REGULAR MEETING

Consider Case – 23-4-1

Commission discussed that the rebuilt house and deck will reduce the overall footprint of the property by 219 square feet. Property is nonconforming and new structure will make it less nonconforming. Cottage has been neglected for a long time and neighbors support improvements to neighborhood. Hardships are that the lot is nonconforming and safety issue of the dilapidated cottage. M. Blasavage motioned to approve the Case 23-4-1 request from Steven Avritch for an enlargement variance to demolish and rebuild existing dwelling at 87 North Shore Road for an enlargement of living area from 600 square feet to 1,064 square feet. General Standards and Requirements H. Non-Conforming Uses, Buildings/Structures, Lots 5. Enlargement or Additions. D. Foss seconded, there was no discussion and approval vote was unanimous.

Consider Case – 23-4-2

Commission discussed hazardous state of the garage's current condition. Regardless of vote, garage needs to come down. Side yard variance will be eliminated and rear yard variance will be reduced. Hardship is that the lot is 110 feet wide, older garage did not account for larger vehicles and new garage location will be less noncompliant by eliminating side yard setback and reducing rear variance. B. Donohue moved to approve Case 23-4-2 for Edward and Lorraine Murphy at 387 South Street for a rear yard variance of 50' to demolish a two car garage and rebuild a three car garage from Historic Borough Residences Section HR-20 Subsection 2. Building Placement (Minimum) Rear Yard 60'. M. Blasavage seconded, there was no discussion and vote to approve was unanimous.

Approval of Minutes – Special Meeting January 10, 2023

M Blasavage moved to approve the 01/10/23 minutes, D. Foss seconded and vote was unanimous.

Adjournment

B. Donohue moved to adjourn the meeting at 8:19 pm, D. Foss seconded and vote was unanimous.

Brian Donohue, Chairman

Date