

MINUTES
LITCHFIELD ZONING BOARD OF APPEALS
May 2, 2023 - 7:30 p.m.
Town Hall Annex
80 Doyle Rd., Bantam, CT
In person meeting

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

Members Absent: B. Donohue.

At 7:33 p.m., B. McKernan opened the meeting by taking attendance of the members and explained the format of the hearing.

PUBLIC HEARING

Case - 23-5-1

To discuss and possibly act upon a request from James Orioles of 107 North Shore Road – Variance for enlargement of deck area by 159 square feet, General Standards and Requirements H. Non-Conforming Uses, Buildings/Structures, Lots 5. Enlargement or Additions.

J. Orioles was present for the application. Postal green cards and letter to neighbors were confirmed by B. McKernan. J. Orioles has owned the 1940 cottage for three years. Extensive renovations were done over the previous winter. Application is to enlarge the deck area at the back of the cottage to allow for handicap ramp access from end of existing driveway for disabled family members. Current ingress is by one internal twelve step staircase or two external staircases. Applicant noted a 30 square foot outhouse and a 110 square foot shed are scheduled to be removed from the property this spring so actual enlargement of footprint will be significantly smaller. It was noted that since White Memorial owns the land, property is already nonconforming. Hardship is accessibility to cottage for anyone with mobility issues. Proposed activity is on IWC agenda for 05/10/23 meeting. Commission had extensive questions and discussion on the ramp grade.

Public Comment – Support – None. Opposed – S. Avritch, 105 N. Shore Rd, stated he called the state of CT Building Inspector Paul Betty and the proposed ramp does not meet the required 1:12 state building code. By his calculations, ramp needs to be 42' and only the state, not the town, can approve ramp modifications. In his opinion, ramp can not be safely used, applicant has created his own hardship and application should not be approved prior to IWC approval. L. Bonaldi, 103 N. Shore Rd, commented that she did not put a 2' addition on her deck due to the high

cost of the ZBA application. D. Roberge, 89 N. Shore Rd, noted that his ZBA side yard encroachment cost him \$600.

Rebuttal Comment - J. Orioles stated he had White Memorial approval for the recent renovations. The purpose of renovation was to adjudicate any issues with the building and the scope of the work was increased once they discovered the extent of the mice and squirrel infestation. Deck addition, as part of renovation to allow disabled family members to visit, is not a self-imposed hardship.

REGULAR MEETING

Consider Case – 23-5-1

Commission discussed ramp grade and is concerned with it being too steep for safe usage. Applicant was asked to obtain a building code approved plan for the ramp for the next meeting. At 8:35 pm, B. McKernan motioned to continue hearing to the 06/06/23 meeting, J. Zwick seconded, there was no discussion and vote to continue was unanimous.

Approval of Minutes – April 4, 2023

J. Zwick moved to approve the 04/04/23 minutes, M. Blasavage seconded and vote was unanimous.

Adjournment

J. Zwick moved to adjourn the meeting at 8:39 pm, M. Blasavage seconded and vote was unanimous.

Brian Donohue, Chairman

Date