

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

Members Present: B. Donohue, M. Blasavage, D. Foss, B. McKernan, J. Zwick.  
Members Absent: None.

At 7:36 p.m., B. Donohue opened the meeting by taking attendance of the members and explained the format for the hearings and case considerations.

**PUBLIC HEARING**

**Case – 23-11-1**      To discuss and possibly act upon a request from Katherine Crown of 162 Richards Road – Variance for construction of attached garage for a front yard variance of 28 feet from Rural Residences Section 2. Building Placement Front Setback 50 feet.

K. Crown was present for the application. Postal green cards were submitted. Old farmhouse, predating zoning, was built in 1930 within the front setback. Application is to construct an 18' x 18' attached garage. Topography of steep slopes and retaining walls surrounding house limits attached garage to front setback. Retaining wall will not be removed. Property is one of four houses on a dead end street.

Public Comment – No one spoke for or against the application. B. Donohue moved to close the hearing at 7:57 pm, D. Foss seconded, there was no discussion and vote to close was unanimous.

**Case – 23-11-2**      To discuss and possibly act upon a request from Lori Bonaldi of 103 North Shore Road – Variance for enlargement of deck area by 56 square feet, General Standards and Requirements H. Non-Conforming Uses, Buildings/Structures, Lots 5. Enlargement or Additions.

Co-owner S. Jerige and project manager D. Girardim were present for the application. Postal green cards were submitted. Application has White Memorial approval. The deck's front stair design has been moved to the northeast side for a safer egress. Application has been modified to include a 3' x 3' stair landing and variance approval would need to be increased

from 56 square to 66 square feet. Deck rebuild will be a similar style to the current existing deck.

Public Comment – Neighbor S. Avritch supports the application. No one spoke against the application. B. Donohue moved to close the hearing at 8:10 pm, J. Zwick seconded, there was no discussion and vote to close was unanimous.

**Case – 23-11-3**

To discuss and possibly act upon a request from Damien Pratt & Elizabeth Johnson of 53 Mike Road – Variance for an addition to the rear of existing house for a front yard variance of 20 feet from Rural Residences Section 2. Building Placement Front Setback 50 feet.

D. Pratt and E. Johnson were present for the application. Postal green cards were submitted. House, built in 1961, predates zoning and is entirely within the front setback. Application is to build an addition off the back of the house. Property has a conservation easement and buildable area is limited.

Public Comment – No one spoke for or against the application. B. Donohue moved to close the hearing at 8:18 pm, D. Foss seconded, there was no discussion and vote to close was unanimous.

**REGULAR MEETING**

**Consider Case – 23-11-1**

Commission noted with topography and huge drop off from front yard to back yard, there is nowhere else to put the attached garage. House is almost at end of dead end street and addition will have low impact. M. Blasavage moved to approve the 28 foot variance for construction of attached garage for a front yard variance from Rural Residences Section 2. Building Placement Front Setback 50 feet, D. Foss seconded, there was no discussion and approval was unanimous.

**Consider Case – 23-11-2**

Commission discussed that property predates zoning. Changes to stairs are needed for safety due to grade. D. Foss moved to approve the application for enlargement of deck and stair landing area by an amended variance of 66 square feet, General Standards and Requirements H. Non-Conforming Uses, Buildings/Structures, Lots 5. Enlargement or Additions, M. Blasavage seconded, there was no discussion and approval vote was unanimous

**Consider Case – 23-11-3**

Commission recognized entire house is nonconforming and predates zoning. A rear addition will not create any further encroachment to the front setback. B. McKernan moved to approve the addition to the rear of the existing house for a front yard variance of 20 feet from

Rural Residences Section 2. Building Placement Front Setback 50 feet, M. Blasavage seconded, there was no discussion and approval vote was unanimous.

**Approve Meeting Calendar for 2024**

B. Donohue moved to approve the 2024 calendar, D. Foss seconded, there was no discussion and approval vote was unanimous.

**Approval of Minutes – July 11, 2023**

J. Zwick moved to approve the 07/11/23 minutes, D. Foss seconded, there was no discussion and approval vote was unanimous.

**Adjournment**

B. Donohue moved to adjourn at 8:33 pm, J. Zwick seconded, there was no discussion and vote was unanimous.

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Brian Donohue, Chairman1

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Date