

**MINUTES**  
**LITCHFIELD ZONING BOARD OF APPEALS**  
**February 6, 2024 - 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 7:30 p.m., B. McKernan opened the meeting by taking attendance of the members and explained the format for the hearing procedure and case consideration.

**PUBLIC HEARING**

**Case – 24-02-01**

To discuss and possibly act upon a request from the American Legion Memorial Home, Inc. for 418 Bantam Road – For Side Yard Variance of 28’ from Litchfield District Residences Section RR Subsection 2. Building Placement Side Setback 40’ for construction of an ADA compliant addition.

J. Amrich and B. Lefelovre were present for the application. D. Foss confirmed the postal green cards. Hearing legal notices were published on 01/24/24 and 01/30/24. Building was constructed in 1938 for the Italian-American Society. In 1962, the American Legion purchased the property. Legion has 110 members with 8-10 having disabilities. Applicant previously received a rear and side yard variance for ADA additions on 09/06/2022. Since then, various fundraising and conditions for received grants caused them to redesign their original plans. Application is to modify the previously approved ADA compliant front addition. Current proposal is for a 26’ x 31’ two story addition that will change main front entryway to an ingress/egress from the south side parking lot. Interior will have an elevator, stairs between the two floors, two ADA compliant restrooms on each floor and a two story cathedral entryway. Application received DRAC approval on 02/01/2024. Addition will match the existing exterior and is conforming to the neighborhood. If approved, project is expected to start in May. Hardship is building predates zoning and was constructed in the rear and side setbacks, has no handicap access and has safety issues. Addition will be less nonconforming than the original building. ADA compliance will increase safety for everyone.

Public Comment – No one from the public attended so there was no one to speak for or against the application. The commission had no additional questions. B. McKernan moved to close the public hearing at 7:48 pm, M. Blasavage seconded, there was no discussion and vote to close was unanimous.

### **REGULAR MEETING**

#### **Consider Case – 24-02-01**

The Commission discussed proposed front addition is not as wide as the existing building and will not encroach any further into side setback. Application is a modification to previously approved front addition. Rear egress is currently only accessible by three stairs. The previously approved rear variance is still needed for the addition of an ADA compliant ramp and was not changed or modified in any way from today's hearing. Hardship is building predates zoning, has no handicap or ADA compliant ingress/egress and has safety issues. ADA compliance will make building safer for everyone. D. Foss motioned to approve the American Legion Memorial Home, Inc. application for a Side Yard Variance of 28' from Litchfield District Residences Section RR Subsection 2. Building Placement Side Setback 40' for the construction of an ADA compliant 26' x 31' two story front addition. Motion was seconded by M. Blasavage, there was no discussion and approval vote was unanimous.

#### **Approval of Minutes – January 17, 2024**

Approval of minutes was postponed to the next meeting.

#### **Adjournment**

B. McKernan moved to adjourn at 7:58 pm, J. Zwick seconded, there was no discussion and vote was unanimous.

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Brian McKernan, Vice-Chairman

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Date