

**ZONING BOARD OF APPEALS
TOWN OF BLOOMFIELD
REGULAR MEETING
August 4, 2014**

I. CALL TO ORDER

Chairman Jacqueline Isaacson called the regular meeting of the Zoning Board of Appeals to order at 7:32 P. M. in Council Chambers at Bloomfield Town Hall. The following members were also present: Tara Baldwin, Suzanne Caron, Stephen Millette, Sheldon Neal, Toby Neuwirth, Fannie Pittman, and Lucille Wactowski. Also present were Thomas Hooper, Director of Planning; Lisa Gray, Commission Clerk; and other interested parties.

II. NOTICE OF MEETING

Ms. Pittman read the Meeting Notice.

III. PUBLIC HEARING

- A. Request by Dr. Eleanor Fritz for a Front Yard Variance to allow a deck at **5 High Ledge Road, R-80 Zone.**

Attorney David Griffith explained that, contrary to the meeting notice, Dr. Fritz is requesting a ten-foot rear yard variance to construct a deck. He further explained that the property's topography is steep, and that the lot is heavily wooded, rugged, and rocky. Furthermore, the home was constructed parallel to the grading so that the owner's full use of the lot is very limited.

Ted Netco, carpenter, stated that he has removed an existing deck and confirmed that the topography is very steep and heavily wooded, which precludes placement in any other area of the lot.

Ms. Caron asked if Mr. Netco will be constructing the new deck on the same footprint as the previous deck. Mr. Netco replied that he would be using the same footprint.

Ross Hollander, 3 High Ledge Road, stated that the topography and shape of this lot are unique and difficult, and spoke in favor of the variance.

Jeff Dauber, 4 High Ledge Road, and John Wolfson, 1 High Meadow Road, spoke in favor of the variance.

Chairman Isaacson read letters in favor of the variance from Eytan and Marcia Rubinstein, 38 High Hill Road, and Peter and Sandra Brown, 7 High Ledge Road.

Attorney Griffith again stated the hardships to be the topography of the lot and the fact that the home was constructed parallel to the grading.

Mr. Hooper confirmed that this is a difficult property and challenging to build upon.

Ms. Wactowski asked how high the new deck will be. Mr. Netco responded that it will be 46½ inches at its highest point.

Chairman Isaacson closed the public hearing.

A motion was made by Mr. Millette to approve a ten-foot front yard variance to allow construction of a deck at 5 High Ledge Road, based on the topography of the lot and the fact that the home was constructed parallel to the grading. Ms. Caron seconded the motion, and it unanimously carried.

IV. APPROVAL OF MINUTES OF FEBRUARY 3, 2014

A motion was made by Ms. Caron to approve the minutes of the February 3, 2014 meeting, as presented. Ms. Baldwin seconded the motion, and it unanimously carried.

V. ADJOURNMENT

A motion was made by Ms. Caron to adjourn the meeting at 7:56 P. M.

Fannie Pittman, Secretary