

ZONING BOARD OF APPEALS

MINUTES

Monday, February 7, 2011

The Town of Bloomfield Zoning Board of Appeals held a meeting on February 7, 2011, scheduled for 7:30 p.m. at the Town Hall, Council Chambers in Bloomfield, Connecticut with the following members present:

Present:

Jacqueline Isaacson, Chairperson
Donna Banks
Kim Chamerda
Pamela Gray
Fannie Pittman
Bill Starkie
Lucille Wactowski

Also Present: Michael Kosilla
Maureen Sullivan,
Recording Clerk

Absent: Robert Cromwell

Ms. Isaacson called the meeting to order at 7:35 p.m. Ms. Gray read the Legal Notice that appeared in The Hartford Courant.

**1. Request by Elizabeth C. DeNapoli
for a Side-Yard Variance for an
addition at 5 Sunset Lane, R-30 zone.**

Ms. Elizabeth DeNapoli of 5 Sunset Lane, Bloomfield requested a variance to build a 14' by 16' side addition on the west side of her home. The purpose of the addition is to provide additional living space. The applicant cannot build in the rear of the home because there is a large maple tree. Also the addition cannot be built over the family room because the basement windows would be closed off and eliminate the current emergency exit. The mailing certificates and signed affidavits were submitted. In addition, pictures of the family room and vegetation were shown. The addition will not change the architectural style of the existing structure. The addition will be 50 feet back from the street. The neighbor directly next to the addition had no objections to the request. The applicant needs an 11 foot variance. The whole house is non-conforming, it was built in 1955.

The plans were discussed.

Ms. Wactowski asked how close the structure will be to the neighbor's structure. Ms. DeNapoli replied there is a fence on the line, and discussed the neighbor's structure. Ms. Isaacson read a letter of support from Ms. Susan B. Linker, the applicant's neighbor.

Mr. Starkie discussed his concern about someone moving into the neighboring house who might not be in favor of the variance and reduced distance to the property line of the addition.

Ms. Chamerda asked about the fence. Ms. DeNapoli replied the fence belongs to the neighbors and described the fence.

Ms. Gray asked about the addition. Ms. DeNapoli replied the addition will be one story and it will be off of the dining room where more space is needed. The windows on the addition were discussed.

Mr. Kosilla stated the lot and building are non-conforming to most of the present regulations. The lot was discussed. Ms. DeNapoli believed the additional room will be an asset to the house. The landscaping was discussed. The location of the neighbor's house being set slightly forward toward the road was discussed.

Ms. Isaacson closed the public hearing.

Ms. Banks was the alternate member sitting on the application this evening.

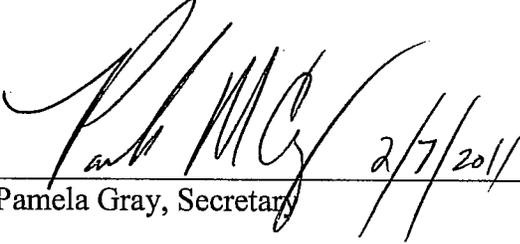
Ms. Pittman made a motion to approve the request of Elizabeth C. DeNapoli for a side-yard variance for an addition at 5 Sunset Lane, R-30 zone, the hardship being it is a non-conforming lot, there is no other place to put this addition because of the sloping land in the back yard and the large oak tree. Ms. Gray seconded the motion and it was approved unanimously.

2. Minutes of December 6, 2010.

Ms. Pittman made a motion to approve the minutes of December 6, 2010. Ms. Gray seconded the motion and it was approved unanimously.

Ms. Gray made a motion for the meeting to adjourn. Ms. Pittman seconded the motion and it was approved unanimously.

The meeting adjourned at 7:50 p.m.

 2/7/2011

Pamela Gray, Secretary

Maureen Sullivan, Recording Secretary