

ZONING BOARD OF APPEALS

MINUTES

Monday, January 4, 2010

The Town of Bloomfield Zoning Board of Appeals held a meeting on January 4, 2010, scheduled for 7:30 p.m. at the Town Hall in Bloomfield, Connecticut with the following members present:

Present:

Pamela Gray, Acting Chairperson
Donna Banks
Kim Chamerda
Robert Cromwell
Fannie Pittman
Bill Starkie
Lucille Wactowski

Also Present:

Michael Kosilla

Absent:

Jacqueline Isaacson
Maureen Sullivan,
Recording Clerk

LEGAL NOTICE TOWN OF BLOOMFIELD ZONING BOARD OF APPEALS

Notice is hereby given that the Zoning Board of Appeals will conduct public hearings on January 4, 2010 at the Bloomfield Town Hall, at 7:30 P.M., to consider the following:

1. Request by Elizabeth Ahearn for a Variance for the minimum rear yard setback to allow a tennis court and shed at 33 Hoskins Road, R-80 zone.
2. Request by Hartford Sign & Design for a Variance for a sign larger than allowed and expansion of a nonconforming structure at 699 Park Avenue, BCD zone.

Dated at Bloomfield, Connecticut this 18th day of December, 2009. 12-18-09

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Jacqueline Isaacson, Chairperson
Pamela Gray, Secretary

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Ms. Gray called the meeting to order at 7:30 p.m. and Ms. Pittman read the Legal Notices that appeared in The Hartford Courant on December 23, 2009 and December 30, 2009.

1. **Request by Elizabeth Ahearn for a Variance for the minimum rear yard setback to allow a tennis court and shed at 33 Hoskins Road, R-80 zone.**

Mr. Harry Briggs of 33 Hoskins Road, Bloomfield, husband of the applicant, Ms. Elizabeth Ahearn, handed in the signed affidavit and certificates of mailings. Mr. Briggs also had three letters of support from their neighbors. The applicant has lived at the home since December 2000. A history of the site was discussed. In 2001 the applicant put in a tennis court in what they thought was their backyard. In June 2008 the town notified the applicant they encroached on the town's land. The Town Council has given provisional approval for a land swap with the applicant and town. F. A. Hesketh Associates was hired by the applicant to do the survey work and found the area of land that the town agreed to swap with the applicant made the shed and tennis court require a variance. The required rear yard

needs to be a 50 foot offset. The town advised the applicant to come before the ZBA and propose a request for a variance that instead of the 50 foot required offset, to request a 36 foot offset for the tennis court and a variance of 2 feet for the shed.

Ms. Gray asked if the applicant had a permit to build the tennis court. Mr. Briggs stated they did not have the land surveyed and did not have a permit. The court was paved in 2005. The driveway to the house was discussed.

Ms. Chamerda asked if the applicant believed their property ended where it did because there was a chain link fence, as shown on the plot plan, that they mistakenly thought was the property boundary. Mr. Briggs replied that was correct. The land swap was discussed.

Mr. Kosilla stated the Town Council is in agreement and the Board is looking at the distance of the shed and tennis court to the property lines.

Ms. Chamerda read letters of support from Jeffrey Weed of 35 Hoskins Road; Dennis and Judy Dockery of 37 Hoskins Road and Corinne Bowie of 27 Hoskins Road. Ms. Gray asked if there were any objections from any of the other neighbors to which Mr. Briggs replied not that he was aware of.

Mr. Briggs stated the hardship was the tennis court would have to be moved or resurveyed and renegotiated with the town to maintain the mutually agreeable land swap.

Mr. Cromwell stated it is an equal swap in area for the applicant and town.

Ms. Gray closed the public hearing.

Ms. Lucille Wactowski was the alternate member voting this evening.

Mr. Starkie made a motion to approve the request by Elizabeth Ahearn for a Variance for the minimum rear yard setback to allow a tennis court and shed at 33 Hoskins Road, R-80 zone, the hardship being the shed and tennis court already exist in place and it would be an undue hardship. Ms. Pittman seconded the motion and it was approved unanimously.

2. Request by Hartford Sign & Design for a Variance for a sign larger than allowed and expansion of a nonconforming structure at 699 Park Avenue, BCD zone.

Ms. Pittman made a motion to open the application and continue it to the next meeting. Ms. Lucille Wactowski seconded the motion and it was approved unanimously.

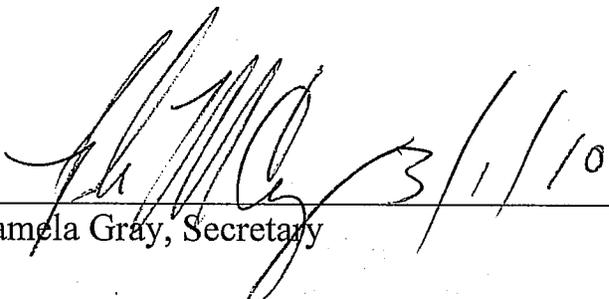
The trees on the site were discussed.

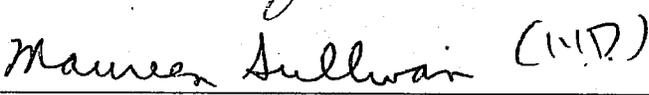
3. Minutes of November 9, 2009.

Ms. Pittman made a motion to accept the minutes of November 9, 2009. Mr. Cromwell seconded the motion and it was approved unanimously.

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

The meeting adjourned at 8:00 p.m.


Pamela Gray, Secretary


Maureen Sullivan, Recording Secretary