

Town of Somers

ZONING BOARD OF APPEALS

REGULAR MEETING

September 8, 2015 – 7:30 pm

Call To Order

Vice Chairman Douglas Stebbins called the regular meeting of the ZBA to order at 7:30 pm.

Roll Call

Douglas Stebbins – Vice Chairman, B.J. Ferro, Susan Peck and Leonard Van Wingerden

Public Hearing

Vice Chairman Stebbins informed Applicant Lisa Vivenzio of her right to request a postponement of the public hearing until the full board would convene. The four members present constituted a quorum but a unanimous vote by the four members would be required to move on the application. Mrs. Vivenzio expressed her desire to have the application be considered by the four members present.

Secretary Van Wingerden read the Public Notice of Applicants Vincent & Lisa Vivenzio of 45 Pheasant Run, Somers, CT.

“Seeking a variance from Section 214-98 of the Somers Code concerning the side yard setback requirement of 25 feet; to construct a detached garage 15 feet from the property line.”

Public Hearing Discussion/Decision

Applicant Lisa Vivenzio presented the members with additional photographs of the residence, driveway and a rendering of the front façade of the proposed detached two door garage. Based upon the submitted plot plan there would be only 8 feet between the corner of the proposed detached garage and the property line. Discussion ensued between the members and Mrs. Vivenzio on alternatives to the request for a variance in that the members were of one accord regarding lack of evidence a hardship existed. Also clarification and correction of the

discrepancy between the Public Notice of “15 feet from the property line.”, and the plot plan showing 8 feet from the corner of the proposed detached garage and the property line.

Leonard Van Wingerden motioned to table the request by Vincent and Lisa Vivenzio of 45 Pheasant Run, Somers, CT seeking a variance from Section 214-98 of the Somers Code concerning the side yard setback requirement of 25 feet; to construct a detached garage 15 feet from the property line to allow the applicants to correct the discrepancies in the application and to look at alternatives and present evidence of hardships encountered. The motion was seconded by Susan Peck and passed unanimously.

Secretary Van Wingerden read into the record a letter from Chairman Dean Hills dated September 2, 2015.

Unfinished Business

None

Correspondence and Bills

None

Minutes Approval – June 9, 2015

B.J. Ferro moved to approve the minutes of June 9, 2015 as presented, second Susan Peck, motion passed.

Adjournment

B.J. Ferro moved and Leonard Van Wingerden seconded to adjourn the meeting at 8:13 pm. Motion passed.

Respectfully submitted,

Leonard Van Wingerden