

# **Town of Somers**

## **Zoning Board of Appeals**

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### **Special Meeting**

**April 7, 2015 – 7:30 PM**

**Lower Level Conference Room**

#### **Call to Order**

Chairman Hills called the special meeting of the ZBA to order at 7:30 pm. Chairman Hills welcomed Ryan Buck and Eric Wheeler, two students from Somers on assignment to observe the meeting.

#### **Roll Call**

Present: Dean Hills, Leonard Van Wingerden, Doug Stebbins, Jerome Young, Joe Marinaccio and B.J. Ferro

#### **Public Hearing**

Secretary Van Wingerden read the Public Notice of Applicant John J. Parker of 116 Rosehaven Road, Somers into the record.

“John J. Parker of 116 Rose Haven Road, Somers, is seeking a variance from Section 214-98 of the Somers Code concerning side yard setback requirement of 25 feet; to construct a 28’x36’ detached garage 15 feet from the property line.”

Mr. Parker explained the need for the variance from the setback requirement is due to not enough space between the proposed detached garage and the house. Abutting property owners have been notified and have no objections to the variance being granted.

Chairman Hill placed into the record an email from Mary Caravella, an abutting neighbor, stating concurrence with the requested variance. It was noted that the lot is a conforming lot.

### **Public Hearing Discussion/Decision**

A motion was made by Doug Stebbins to grant a variance from Section 214-98 of the Somers Code concerning side yard setback requirement of 25 feet; to construct a 28'x36' detached garage 15 feet from the property line and seconded by Jerome Young.

At this point Leonard VanWingerden referred to the electrical utility lines and CL&P easement between the property line and the proposed garage as to any setback requirements for the electric lines overhead. The board unanimously agreed to table (postpone) the motion in order to check with John Collins, Building Inspector. Leonard VanWingerden will contact John Collins regarding possible clearance issues.

### **Minutes Approval – March 10, 2015**

B.J. Ferro motioned to approve the minutes of the March 10, 2015 ZBA meeting, seconded by Doug Stebbins and passed unanimously.

### **Adjournment**

Moved by Jerome Young and seconded by Doug Stebbins to adjourn the meeting at 7:55 pm. Motion passed unanimously.

Respectfully submitted,

Leonard VanWingerden, Secretary