



# TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066

Tel: (860) 870-3636

Fax: (860) 870-3589

E-mail: amarchese@vernon-ct.gov

OFFICE OF THE  
ZONING BOARD OF APPEALS

RECEIVED  
VERNON TOWN CLERK  
12 AUG 20 PM 3:15

APPROVED Minutes June 20, 2012

Attendees: Bill Francis, Carl Slusarczyk, Don Schubert, Jon Gilluly and Marisa Roy.

Also present: Andy Marchese, Zoning Enforcement Officer, and Jennifer Roy, Zoning Assistant/Recording Secretary

The meeting was called to order at 6:25 p.m. and the opening statement was read.

Carl Slusarczyk, Acting Secretary read the agenda:

1. LAURA GREEN, 63 EAST STREET, seeking a variance from Section 4.2.1.4, side yard setback to install a driveway within 0 (zero) feet of the property line in the R15 Zoning District.

Andy Marchese explained they would like to pave existing gravel area; will need a variance because it is right on the property line.

Laura Green is present to speak on her application. Mrs. Green explained that they currently park in this location. They would like to pave this area so it will look better than the gravel and mud that's currently there.

No one present to speak in favor or opposition. The hearing was closed and discussion held.

Jon Gilluly made a motion to grant the variance to allow driveway zero feet from the side yard setback, based on the fact that the lot predates Zoning Regulations. Bill Francis seconded the motion, the motion carried by unanimous vote.

2. NIJISH, LLC, 229 TALCOTTVILLE ROAD, seeking a variance from Section 16.3.6 gasoline price signs not to exceed 15 square feet, to allow installation of a 43 square foot gasoline price sign in the Commercial Zoning District.

No one present to represent 229 Talcottville Road.

3. DANIEL A CROWLEY, 109 GRAND AVENUE, seeking a variance from Section 4.4.1.8, percentage of lot coverage, to construct a 288 square foot addition, increasing the lot coverage from 38.5% to 41% lot coverage in the R22 Zoning District.

Andy Marchese gave explanation; the applicant would like to construct an addition connecting the home to the garage. They are currently over the maximum percentage of lot coverage.

Daniel Crowley present to speak on his application. Mr. Crowley explained that his home is currently a one bedroom; when he purchased it, the real estate listing had it as a 3 bedroom. The other 2 rooms are not large enough to be a bedroom at all. He was single when he purchased it, he now is married and they could use the extra space. He is a Veteran of the military, he suffers from migraines; and could use his own room when needed.

Dustin Stacholsky, of DTS Carpentry present to speak on the plans. He explained the drawings showing where the addition will be built.

Exhibit 1 – property card of 109 Grand Avenue submitted, with addition noted.

No one present to speak in favor or opposition. The hearing was closed and discussion held.

Carl Slusarczyk made a motion to grant the variance to construct 288 square foot addition, with total lot coverage of 41%, based on the fact the lot predates Zoning Regulations. Jon Gilluly seconded the motion, the motion carried by unanimous vote.

4. GERALD AND JOAN GAGNON, 4 FOX HILL DRIVE, seeking a variance from Section 4.2.1.4, 10 foot side yard setback, to pave driveway 1 (one) foot from the side property line in the R15 Zoning District.

Andy Marchese explained the applicant would like to widen their driveway, within one foot of the side property line.

Gerald and Joanne Gagnon present to speak on their application. Mr. Gagnon explained that the house was built in 1953, and the driveway is original to the house. The current driveway is only 9 feet wide; his wife runs a home day care. A driveway wide enough for two cars would help with the daycare, as well as their family.

No one present to speak in favor or opposition. The hearing was closed and discussion held.

Bill Francis made a motion to grant the variance to allow driveway one foot from the property line, based on the fact the lot predates Zoning Regulations. Don Schubert seconded the motion, the motion carried by unanimous vote.

Next item on the agenda, approval of the May 16, 2012 meeting minutes.

Carl Slusarczyk made a motion to approve the May 16, 2012 meeting minutes. Bill Francis seconded the motion; the minutes were approved by unanimous vote.

Don Schubert made a motion to adjourn the meeting, Marissa Roy seconded the motion; the meeting was adjourned at 7:00 p.m.

Submitted by: Jennifer Roy

