TOWN OF VERNON

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OFFICE OF THE
ZONING BOARD OF APPEALS

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APPROVED Minutes March 20, 2013

Attendees: Bill Francis, Jim Ferguson, 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 6:30 p.m. and the opening statement was read.

Jim Ferguson, Secretary read the agenda:

1. WILLIAM E DOWTY, 29 FRANKLIN STREET, seeking a variance from Section 4.1.1.8 maximum lot coverage of (25%) twenty five percent to allow lot coverage of (37%) thirty seven percent and Section 4.1.1.4 minimum side yard setback of (10') ten feet to allow a side yard setback of (3') three feet to allow installation of a driveway in the R-10 Zoning District.

Andy Marchese explained the lot coverage allowed is 25%, the property is currently at 37%. The requirement for 2 family is 3 parking spaces, Mr. Dowty made 4 spaces.

William Dowty, 80 Wilson Lane, present to speak on his application. Mr. Dowty explained that he rebuilt a fire damaged house. During construction he chose to install 4 parking spaces, to avoid any street parking. In doing this, the lot coverage went over the 25% limit. This was only brought to his attention after all construction was complete and an as-built survey was done.

Mr. Dowty submitted photos, marked Exhibit A, an ariel map, marked Exhibit B and a plot plan, marked Exhibit C. Mr. Dowty pointed out that he would not be adding anything further. What shows on the map is what he is requesting a variance for.

Brian Ouellette of 33 Franklin Street present to speak on the application. Mr. Ouellette came to get an understanding of what was being done. Since no additional paving will be done he is fine with what has been done. The property is much better than it was.

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

Jon Gilluly made a motion to grant the variance from section 4.1.1.8 maximum lot coverage of (25%) twenty five percent to allow lot coverage of (37%) thirty seven percent and Section

4.1.1.4 minimum side yard setback of (10') ten feet to allow a side yard setback of (3') three feet to allow installation of a driveway due to the need to reduce street parking. Carl Slusarczyk seconded the motion, the motion carried by unanimous vote.

Next item on the agenda, approval of the February 20, 2013 meeting minutes.

Carl Slusarczyk made a motion to approve the February 20, 2013 meeting minutes. Don Schubert seconded the motion; the minutes were approved by unanimous vote.

A discussion was held regarding the photos that Jim Ferguson takes of each appellant; used to remind him of which property it is once at the meeting. Jim considered sharing the photos with the other members; but after research of case studies, and discussion with the board; the photos will not be shared.

Jim Ferguson made a motion to adjourn the meeting, Marissa Roy seconded the motion; the meeting was adjourned at 7:10 p.m.

Submitted by: Jennifer Roy