



TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066

Tel: (860) 870-3636

Fax: (860) 870-3589

E-mail: aford@vernon-ct.gov

OFFICE OF THE
ZONING BOARD OF APPEALS

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DRAFT Minutes January 19, 2011

Attendees: Jim Ferguson, Carl Slusarczyk, Bill Francis, David Clough, and Don Schubert.

Also present: Abraham Ford, Jr., Zoning Enforcement Officer, and Jennifer Roy, Zoning Assistant/Recording Secretary

The meeting was called to order at 6:27 p.m.

Jim Ferguson, Secretary read the agenda:

1. PARENT STRUCTURES LLC, 228 WEST STREET, seeking a variance from section 4.22.1.4, minimum front yard, non-residential use requirement, to allow office use in a temporary portable structure within the required 50 foot setback in the Special Floating Zone – Garden Zoning District.

Abraham Ford explained the application. The applicant leases space from Garden Barn to sell sheds and gazebos. They would like to put an office in one of the sheds, in order to do this they would need a variance from the 50 foot front setback.

David Parent, of Parent Structures LLC to speak on their application. Mr. Parent explained that they would like to be right where the sheds are to have continuity within the sales process. They are all temporary structures; they would like to run electric to one of them for lighting and heat in order to function as an office. They feel if they are not right with the sheds, this will impede the sales process.

Don Schubert asked about fire protection.

Abe Ford explained that if the variance is granted they will have to comply with all the proper building and fire codes.

Seeing no one present to speak in favor or opposition; the hearing was closed. Brief discussion was held.

Jim Ferguson made a motion to grant the variance to use an existing temporary structure as office space, within the 50 foot setback, in order to enable the business to have a point of sale within the sales/display area, due to a peculiar site condition. Carl Slusarczyk seconded the motion, variance was granted by unanimous vote.

2. HEIDI LEWIS & LOREN LEWIS, 37 BOULDER CREST LANE, seeking a variance from sections 2.136 and 4.4.1.3, front yard setback on a corner lot, to allow construction of a 12'x20' shed to be placed 10 feet from the property line in the R-27 Zoning District.

Abe Ford gave explanation that this is a corner lot; which creates 2 front yards. The front yard setback requirements must be followed.

Mr. Lewis explained that he has water problems in his yard, ever since they built Boulder Crest II. The corner of his property where he would like to place the shed has several trees that he feels would help with any erosion problem. He has submitted letters from each of the abutting neighbors, expressing no problems at all with the shed.

Mr. Lewis further explained that he will be putting new stockade fencing which will also help camouflage the shed.

Seeing no one present to speak in favor or opposition; the hearing was closed. Brief discussion was held.

Carl Slusarczyk made a motion to grant the variance to place a shed within 10 feet of the property line, due to topography. Dave Clough seconded the motion, and the variance was granted by unanimous vote.

Carl Slusarczyk made a motion to approve the December 15th meeting minutes. Jim Ferguson seconded the motion; the minutes were approved by unanimous vote.

Dave Clough made a motion to adjourn the meeting, Bill Francis seconded the motion; the meeting was adjourned at 7:05 p.m.

Submitted by: Jennifer Roy

A handwritten signature in cursive script that reads "Jennifer Roy". The signature is written in black ink and is positioned below the typed name.