



TOWN OF VERNON

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OFFICE OF THE
ZONING BOARD OF APPEALS

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APPROVED Minutes January 20, 2010

Attendees: Michael Murray, Jim Ferguson, Bill Francis and Carl Slusarczyk.

Also present: Abraham Ford, Jr., Zoning Enforcement Officer and Jennifer Roy, Zoning Asst.

The meeting was called to order at 6:30 p.m., and the opening statement was read.

Jim Ferguson, Secretary, read the agenda.

1. ALLEN & SCRANTON, LLC, 78 UNION STREET AND 36 WARD STREET, seeking variances for 78 Union Street from sections 4.23.2.4, minimum rear yard; 12.1.7, minimum parking requirements; 12.3.2, parking within 10 feet of the property line; and variances for 36 Ward Street from sections 4.23.2.1, minimum lot area; 4.23.2.3, minimum front yard; 4.23.2.4, minimum rear yard; 4.23.2.5 minimum side yards on the southwesterly side; 4.23.2.5, minimum side yard on the northeasterly side; 4.23.5.21.2 maximum lot coverage; 12.1.17, minimum parking requirement; 12.3.2, parking within 10 feet of the property line; and 4.23.5.21.1, parking within 50 feet of a residence; to allow one property with two addresses to be split into two separate addresses, in the Historic District – Downtown Business & Residential Zoning District.

Abraham Ford explained the application. The current deed shows 78 Union Street and 36 Ward Street as one property. The owner wishes to have the properties separated on the land records. This will allow the sale of one property without selling the other.

Attorney Leonard Jacobs, 56 Deepwood Drive, Vernon, present to represent the property owners Allen & Scranton, LLC. Attorney Jacobs explained that the tax records already show these as 2 separate properties. If the variance is granted all will look the same tomorrow as it did today. The owner does not wish to change anything on either property, merely separate them for the option of future sale.

Attorney Jacobs explained the hardship is two divergent uses on one property. The Union Street property is a multi-family dwelling while the Ward Street property is a commercial building.

Dave Scranton, 68 Barstow Lane, Tolland, mentioned he does in fact receive 2 separate tax bills from the Town of Vernon.

Abraham Ford made mention to Mr. Scranton that his current tenant of 36 Ward Street should place a permanent sign for the business, rather than the temporary sign which is not allowed.

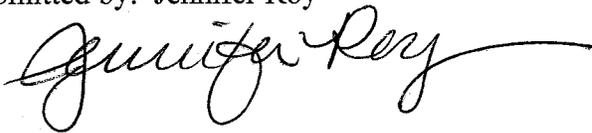
No one present to speak in favor or opposition of the appeal. The hearing was closed and a discussion was held.

Jim Ferguson made a motion to grant the variances listed in Schedule A as submitted with the appeal; due the hardship that practical difficulties or unnecessary hardships would result from carrying out the letter of the regulations. Bill Francis seconded the motion and the variances were granted by unanimous vote.

Approval of December 16, 2009 minutes. Carl Slusarczyk made a motion to approve the December meeting minutes. Jim Ferguson seconded the motion, the minutes were approved by unanimous vote.

Carl Slusarczyk a motion to adjourn the meeting, Jim Ferguson seconded the motion, the meeting was adjourned at 7:25p.m.

Submitted by: Jennifer Roy

A handwritten signature in cursive script that reads "Jennifer Roy". The signature is written in black ink and includes a long horizontal flourish extending to the right.