



TOWN OF VERNON

OFFICE OF THE
ZONING BOARD OF APPEALS

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DRAFT Minutes December 16, 2009

Attendees: Michael Murray, Bruce Skivington, Jim Ferguson, David Clough 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. SAMIA HABIB AND GEORGE ELACHKAR, 18 Ironwood Drive, seeking a variance from sections 4.4.1.3 minimum front yard requirement and 4.4.1.4 minimum side yard requirement, to allow construction of a two car garage in the R-27 Residential Zoning District.

Abraham Ford explained the application. When a site plan was prepared for the Certificate of Occupancy, it was discovered that the home was built without the proper front yard and side yard setback requirements. The garage encroaches 7'5" to the front setback, and the rear corner of the home encroaches 2'3" to the side yard setback.

Attorney Bruce Comollo and George Elachkar present to speak on the application. Attorney Comollo gave explanation for Mr. Elachkar due to language barrier. He explained that this was only discovered when the "As-built" site plan was prepared. The home is not too big for the lot; there would have been plenty of space to build within the setback requirements.

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 variance for front and side yard setbacks due to lot configuration and house placement. David Clough seconded the motion and the variance was granted by unanimous vote.

2. RAYMOND SERAPHIN, 43 WINDSORVILLE ROAD, seeking a variance from section 4.10.1.4 minimum side yard requirement, to allow construction of a vehicle storage building one foot from the eastern property line in the Industrial Zoning District.

Abraham Ford explained the application. Mr. Seraphin would like to build a garage for personal use, to store vehicles, within one foot of the side yard setback requirement. Mr. Seraphin owns the abutting property.

Mark Peterson of Gardner and Peterson and Raymond Seraphin present to speak on the application. Mr. Peterson explained the map/site plan of the property, pointing out where the proposed garage will be built. The map includes a new property line that will be in effect if the variance is granted. Mr. Peterson further explained due to wetlands and septic there isn't really any other area of the property that they could construct this.

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

Bruce Skivington made a motion to grant the variance due to lot elevation and location of septic system. Carl Slusarczyk seconded the motion and the variance was granted by unanimous vote.

Approval of November 2009 minutes. Carl Slusarczyk made a motion to approve the November 18, 2009 minutes. Bruce Skivington seconded the motion, the minutes were approved by unanimous vote.

Mike Murray made a motion to adjourn the meeting, Jim Ferguson seconded the motion, the meeting was adjourned at 7:05p.m.

Submitted by: Jennifer Roy

A handwritten signature in cursive script, appearing to read "Jennifer Roy". The signature is written in dark ink and is positioned below the typed name.