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TOWN OF VERNON

OFFICE OF THE
ZONING BOARD OF APPEALS

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APPROVED Minutes February 17, 2010

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

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

Michael Murray informed the appellant, Mr. Tanzella that with only 4 board members, he must receive a unanimous vote in order for the variance to be granted; he has the option of postponing the hearing to next month.

Mr. Tanzella wishes to proceed with the hearing with the 4 board members.

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

Jim Ferguson, Secretary, read the agenda.

1. RICHARD TANZELLA, 14 THOMPSON STREET, seeking a variance from Section 4.15.2, permitted uses, to allow conversion of a two family house to a three family by converting the third floor attic to an apartment, in the Planned Neighborhood Development.

Abraham Ford explained the application; the owner would like to convert the attic in existing home to an apartment, creating a 3 family dwelling, where only 1 and 2 family dwellings are allowed in this zone.

Richard Tanzella, of 95 Brandy Hill Road, Vernon, to speak on his application. Mr. Tanzella wishes to convert the attic space to a 3rd apartment so he may rent the other 2 apartments and live in the building himself. He has been unemployed for some time; this would allow him to have living accommodations while earning an income to maintain the building.

Mr. Tanzella further explained that the house was listed as "easily converted 3rd floor apartment", and he was not aware that 3 families were not allowed in this zoning district.

Michael Murray asked questions regarding the floor plan, and required living space.

Mr. Tanzella explained that the floor plan is only "proposed", he has not gone so far as to put permanent plans in place unless/until he received a variance. He would be sure he had the required 1000 square feet and 2 means of egress.

Jim Ferguson expressed concern also about required living space and wall height.

Carl Slusarczyk questioned the fact that this is in a Historical area, Mr. Ford confirmed that this is not a Historical home there for it wouldn't matter. Mr. Slusarczyk further questioned the fact that Mr. Tanzella hasn't really expressed a hardship or if he intended on continuing to live in the home.

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

Carl Slusarczyk made a motion to deny the variance, based on lack of hardship. Michael Murray seconded the motion, and the variance was denied by 3 -1 vote.

Approval of January 20, 2010 minutes, Jim Ferguson made a motion to approve the January meeting minutes. Bill Francis seconded the motion; the minutes were approved by unanimous vote.

Carl Slusarczyk a motion to adjourn the meeting, Bill Francis seconded the motion; the meeting was adjourned at 7:17p.m.

Submitted by: Jennifer Roy