



Town of Watertown Connecticut

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MINUTES ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

PUBLIC HEARING

Frances McAllon and Stacy Vairo
12 Orchard Lane, Watertown, CT

Time: 7:30 P.M. (7:38 P.M.)
Date: Wednesday, May 26, 2010
Place: Watertown High School Lecture Hall
324 French Street
Watertown, Connecticut

1. Call Meeting to Order

Chairman, Mr. Enrico Sarandrea called the meeting to order at 7:38 P.M. Chairman, Mr. Enrico Sarandrea seated Mr. Gary Swingle for Ms. Joanna Abraham.

2. Roll Call

Secretary, Mr. Phil Roger executed the roll call.

Present: Chairman, Mr. Enrico Sarandrea
Secretary, Mr. Phil Roger
Vice Chairman Mr. Roger Mitchell
Mr. Jason Alldredge
Mr. Chris Dupont
Mr. Gary Swingle

Absent: Ms. Joanna Abraham
Mr. Erik Markiewicz

Also Present: Assistant Zoning Enforcement Officer Mr. Moosa Rafey
Land Use Secretary, Mr. Chuck Bezio

Chairman, Mr. Enrico Sarandrea read the ground rules into the record.

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3. Hearing of Cases

Secretary, Mr. Phil Roger read the legal notice into the record.

TOWN OF WATERTOWN

Legal Notice

The Zoning Board of Appeals of the Town of Watertown will hold a public hearing at 7:30PM on Wednesday, May 26, 2010 at the Watertown High School Lecture Hall 324 French Street, Watertown, CT to hear and act upon the following applications:

Frances McAllon and Stacy Vairo for a variance of 26 feet to rear property line setback for construction of a 24'X30' addition to an existing single-family dwelling at 12 Orchard Lane, Watertown, CT in an R-20F Residential Zoning District.

At this hearing interested persons and written communications will be heard. A copy of the applications is on file in the Planning and Zoning Office, 51 Depot Street, Suite 502, Watertown, CT.

Dated in Watertown, CT this 13th day of May 2010

Dated in Watertown, CT this 20th day of May 2010

Phillipe Roger, Secretary
 Zoning Board of Appeals

B. Application #931 of Frances McAllon and Stacy Vairo for a variance of 26 feet to rear property line setback for construction of an addition at 12 Orchard Lane, Watertown, CT.

The Public Hearing must be closed by June 30, 2010 unless applicant grants an extension of time.

Mr. McAllon Frances McAllon of 12 Orchard Lane was present and explained to the Board the variance request.

Mr. Sarandrea What is the hardship for this variance?

Mr. McAllon Our lot there is no room to build on either side or the front. An addition on the rear of dwelling will be the least invasive. Our house is 1,000 sq. ft. and that includes the kitchen. We would like to expand our family. We are hoping to have this addition for another bedroom with a place for laundry.

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- Mr. Sarandrea Is there water and sewer there?
- Mr. McAllon Yes.
- Mr. Sarandrea Did you go out and look at this, Moosa?
- Mr. Rafey Yes. There is some pictures/ sketches that were submitted with the application.
- Mr. McAllon he reviewed the pictures/ sketches with the Board. I believe this to be an old apple barn from Middlebury Road and put on a foundation in 1949. The structure is very stable. The pitch of the roof will not exceed the existing roof. The addition will not exceed any further into the back yard than the existing garage. He explained the layout of the floor for the existing structure and the proposed structure with the Board.
- Mr. Sarandrea Is the existing house two stories? Will the addition be one story?
- Mr. McAllon The existing structure is two stories? The addition will be two floors. We will need to hire a structural engineer to design the addition. We hope to use the existing stairs for the addition.
- Mr. Rafey I have been to the site. This will not be visible from the road. It will not look bad.
- Mr. Swingle Is there any other location possible.
- Mr. Rafey No, there is no room. There is already an existing structure, the detached garage. The addition will not encroach any further in the back yard than what exists already.
- Mr. Sarandrea Is this slab on grade? Will there be cellar?
- Mr. McAllon It will be slab on grade.
- Mr. Rafey It will be 24' from the rear property line. Please let the record show that we have received all the green cards and affidavit for the signs.
- Mr. Sarandrea Is there anyone from the public who wished to speak for or against this application.

