



Town of Watertown Connecticut

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Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland Wetland Agency

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Minutes ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

PUBLIC HEARING

Erik Markiewicz

16 Seminole Road, Watertown, CT.

Time: 7:30 P.M. (7:50 P.M.)

Date: Wednesday, July 27, 2011

Place: Watertown High School Lecture Hall
324 French Street
Watertown, Connecticut

1. Call meeting to order

Chairman, Mr. Enrico Sarandrea called the Public Hearing to order at 7:50 P.M.

2. Roll Call

Secretary, Mr. Phil Roger executed the roll call.

Present: Chairman, Mr. Enrico Sarandrea
Mr. Jason Alldredge
Secretary, Mr. Phil Roger
Mr. Ned Dalton

Absent: Ms. Joanna Abraham
Mr. Roger Mitchell
Mr. Gary Swingle
Vice Chairman Mr. Chris Dupont

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

Chairman, Mr. Enrico Sarandrea seated Mr. Jason Alldredge for Vice Chairman Mr. Chris Dupont. Chairman, Mr. Enrico Sarandrea seated Mr. Ned Dalton for Mr. Roger Mitchell.

1. Hearing of Cases

- D. Application #945 of Erik Markiewicz for a variance of 10 feet to side property line setback for construction of a deck at 16 Seminole Road, Watertown, CT.**

The Public Hearing must be closed by August 31, 2011 unless applicant grants an extension of time.

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, July 27, 2011 at the Watertown High School Lecture Hall 324 French Street, Watertown, CT to hear and act upon the following applications:

Application #945 of Eric Markiewicz for a variance of 10 feet to a side yard property line setback to permit the construction of a deck to be located 10 feet from a side property line at 16 Seminole Road, Watertown, CT in an R-30 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 14th day of July 2011

Dated in Watertown, CT this 21 st day of July 2011

Phillipe Roger, Secretary
Zoning Board of Appeals

Mr. Atonacci

Anthony Atonacci of 166 Ice House Road, Watertown, CT was present on behalf of the applicant. He explained that the applicant is out of town and unable to make tonight's meeting. He explained the variance of 10 feet to a side yard property line setback to permit the construction of a deck to be located 10 feet from a side property line at 16 Seminole Road, Watertown, CT in an R-30 Residential Zoning District to the Board. The applicant submitted into the record the domestic return receipt cards certifying the abutting property owners 150' had notified by certified mail of the variance application.

The applicant also submitted into the record the notarized affidavit that the land use public hearing sign had been posted in the front of the property 10 days prior to the hearing as required. Then hardship is that in order to build the septic system he had created one lot. When he created the lot it had frontage on two streets increase the frontage setback requirements. There is severe topography on the parcel. All he wants to do is connect the deck to his house.

Mr. Sarandrea

Moosa did you go out to the site?

Mr. Rafey

Yes, I inspected the site. We issued a permit for the above ground swimming pool that meets all the set back requirements. The deck will connect the pool to the house. The swimming pool is considered an accessory structure, the set back requirement are 15' from the property side line when you add the deck the side yard setback requirement is 20'. In order to comply with the regulations the porch needs to be 10' away from the house. Once the deck is connect to the building then the accessory structure setbacks change from 15' to 20'.

Mr. Sarandrea

Does this deck go down to a patio on the back of the house?

Mr. Rafey

yes. There is an existing patio on the back of the house.

Mr. Aldridge

Why is it not feasible to put the deck on the other side of the pool?

Mr. Rafey

No. By putting it on the other side the deck still does not met the set back either. It will not eliminate the need for the variance. The location proposed is the most reasonable place.

Mr. Sarandrea

is there a well by the deck?

Mr. Rafey

The well is under the deck. Torrington Area Health District has given their approval for this.

Mr. Sarandrea

Anyone from the public who wishes to speak for or against this application? Is there anyone from the public who wishes to speak for or against this application? Is there anyone from the public who wishes to speak for or against this application? Hearing no objections can I please have a motion?

Motion: Mr. Jason Alldredge moved to close the public hearing.

Second Mr. Ned Dalton

Vote:
Ayes

Chairman, Mr. Enrico Sarandrea, Mr. Jason Alldredge, Secretary, Mr. Phil Roger
and Mr. Ned Dalton

Nays None

MOTION UNANIMOUS PASS T 4-0.

Attest:

Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals