



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

William Schafer
225 Hamilton Road

Time: 7:30 P.M. (7:48 P.M.)

Date: Wednesday, October 28, 2009

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

1. Call Meeting to Order

Vice Chairman, Mr. Phil Roger called the meeting to order at 7:48 P.M.

Vice Chairman, Mr. Phil Roger seated Alternate, Mr. Gary Swingle for absent regular member Secretary, Ms. Joanna Abraham.

Vice Chairman, Mr. Phil Roger seated Alternate, Mr. Jason Alldridge for absent regular member Mr. Roger Mitchell.

2. Roll Call

Mr. Gary Swingle executed the roll call.

Present: Vice Chairman, Mr. Phil Roger
Mr. Jeffery Franson
Alternate, Mr. Gary Swingle
Alternate, Mr. Jason Alldridge

Absent: Chairman, Mr. Enrico Sarandrea
Secretary, Ms. Joanna Abraham
Mr. Roger Mitchell

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

3. Hearing of Cases

B. Application #924 of William Schafer for a variance of 7 feet to side property line setback to permit the construction of a garage addition at 225 Hamilton Avenue, Watertown, CT.

The Public Hearing must be closed by December 2, 2009 unless applicant grants an extension of time.

Vice Chairman, Mr. Phil Roger opened the public hearing at 7:48 P.M.

Mr. Gary Swingle 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, October 28, 2009 at the Watertown High School Lecture Hall 324 French Street, Watertown, CT to hear and act upon the following applications:

Application #924 of William Schafer for a variance of 7 feet to side yard property line setback to permit the construction of a 20'X12' addition to an existing detached garage to be located 3 feet from a side property line at 225 Hamilton Avenue, Watertown, CT in an R-20F Residential Zoning District. Section 83.21.6.5.c of the Watertown Zoning Regulations requires minimum 10 feet side yard setback for minor accessory buildings and structures in an R-2QF Residential Zoning District.

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

Dated in Watertown, CT this 15th day of October 2009

Dated in Watertown, CT this 22 day of October 2009

JoAnna Abraham, Secretary
Zoning Board of Appeals

- Mr. Schafer William Schafer of 225 Hamilton Avenue was present and explained the variance request to the Board. He submitted into the record the green cards and sign affidavit. He reported that he has a growing family. We have four vehicles in his family and explained that backing out into Hamilton Avenue is very dangerous. He reported that he can not use the turn around because both of his cars are parked there. He advised the Board that he wishes to put a third bay onto his existing garage. He advised the Board that the proposed location is the only place he can put the third bay. The otherside of the house is ledge. There is no other accessway to the garage.
- Mr. Franson Would a variance be needed if put on the otherside of the house.
- Mr. Rafey Yes. The house is already on the property line. It is not easy to get to that side.
- Mr. Franson A variance would be needed on either side and there is a big ledge on the other side correct.
- Mr. Schaffer Correct.
- Mr. Rafey The topography of the parcel is very difficult to put the garage anywhere else.
- Mr. Schaffer This is the only level area to add the bay. There is not enough room between the garage and the dwelling it is only 7'.
- Mr. Rafey I inspected the property today to see if an alternative location was possible. There is a steep decline in the rear and ledge out crop on the north side. The proposed location is the most reasonable place to build the garage addition.
- Mr. Schaffer There is also wetlands in the back. This is a safety issue. Hamilton Road is a very busy road. Backing into the road is hazardous

Public:

Mr. Rayo

John Rayo of 239 Hamilton Avenue explained to the Board why he opposes the variance request. I am to the right of the property. I object because it will block my view. He is going to be almost on top of me.

Ms. Sandin

The daughter of Mr. Rayo, Gloria Sandin of 143 Pine Hill Road, Thomaston CT was present and advised the Board that the increase noise is a concern with this proposal. The garage so close to the property line will decrease the value of both homes.

Mr. Rayo

I have a finished basement and this garage will cause it to get hot. I will get the smell of the gas and fumes. I like peace and quite, I am concerned with the increase noise. He already has a 2-car garage what is the need for a third bay. He recommended the Board view both properties before rendering a decision.

Mr. Schaffer

Reviewed photos of the parcel with the Board. There is will be 12' of lawn area before the trees and the property line.

MOTION: Mr. Jeffery Franson moved to have a site walk on 11/14/09 at 9:30 A.M. and to continue the public hearing to 11/18/09.

SECOND: Alternate, Mr. Gary Swingle.

VOTE

AYES:

Vice Chairman, Mr. Phil Roger; Mr. Jeffery Franson;
Alternate, Mr. Gary Swingle, Mr. Jason Alldridge.

NAYS: None.

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Minutes
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Attest:

Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals