



Town of Cromwell Zoning Board of Appeals

*PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY, July 14, 2015
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET*

Minutes and Record of Votes

Present: Vice Chairman Sam Slade, John Keithan, Alternate John Whitney

Also Present: Town Planner Stuart Popper, Town Council Liaison Dick Newton

1. Call to Order –

The meeting was called to order at 6:44pm by Vice Chairman Slade.

2. **Roll Call** – The presence of the above members was noted.

2. Seating of Alternates

A **motion** was made by John Keithan and **seconded** by Sam Slade to seat John Whitney as an alternate. *All were in favor; the motion passed.*

4. Approval of Agenda

A **motion** was made by John Keithan and **seconded** by John Whitney to approve the agenda. *All were in favor; the motion passed.*

5. Public Comments - none

6. Public Hearing:

- a. Application #15-08: Request for a Variance from Article 2.2.B Bulk requirements (aggregate side yard) to allow for construction of a garage at 29 Glenwood Terrace in the Residence 25 Zone District. Michael Ryan is the applicant and the Owner.

John Whitney reads the legal notice for application 15-08 dated June 29, 2015.

A **motion** was made by John Keithan and **seconded** by John Whitney to open the public hearing for application 15-08. *All were in favor; the motion passed.*

Michael Ryan of 29 Glenwood Terrace said he is asking for a variance to build a 2 car garage attached to the house. The garage is 24 x 24.

Mr. Popper said the aggregate side yard is 50 feet and after he constructs the garage he will have one side yard of 20 feet and one side with 11 feet.

Mr. Ryan hands a picture of what the garage will look like to the Board. Mr. Popper said others in the area have done the same thing so this is not out of the ordinary. He said the regulations changed after this was built. Vice Chairman Slade asked how much are they are asking for. Mr. Ryan said I will have an aggregate side yard of 31.8. 11.7 on one side will stay the same and the other side is going from 44.1 to 20 after the garage. Mr. Popper said he will be maintaining a non-conforming side yard.

Vice Chairman Slade asked for any members of the audience who wish to speak regarding application 15-08. No one came forward.

A **motion** was made by John Whitney and **seconded** by John Keithan to close the public hearing for application 15-08. *All were in favor; the motion passed.*

Vice Chairman Slade said that the property looks like it needs a garage and there are others on the street like it.

A **motion** was made by John Whitney and **seconded** by John Keithan to approve application 15-08 as presented. *All were in favor; the motion passed.*

Mr. Popper explained the 2 week waiting period and said to contact his office tomorrow.

7. Commissioners Comments:

8. Approval of Minutes:

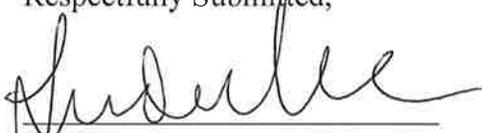
- a. April 14, 2015

A **motion** was made by John Whitney and **seconded** by John Keithan to approve the minutes of April 14, 2015. *All were in favor; the motion passed.*

9. Adjourn

A **motion** was made by John Whitney and **seconded** by John Keithan to adjourn at 6:54pm. *All were in favor; the motion passed.*

Respectfully Submitted,



Linda Imme
Recording Clerk