

**TOWN OF BARKHAMSTED  
ZONING BOARD OF APPEALS  
MINUTES OF SPECIAL MEETING  
WEDNESDAY, OCTOBER 12, 2016**

Chairman William LeGeyt called the meeting to order at 7:00 p.m. Members present were Dan Lamont, Frank Kaczynski, Chris Tooker and alternate, Bruce Weller. Weller was seated for Robert Pulford. Also present was zoning enforcement officer, Debbie Brydon.

**PUBLIC HEARING:**

**Application submitted by Paul and Jill Hanson, applicant/owners for property located at 419 East River Road. A variance to Article IV, section 193-28 of the Zoning Regulations, allowing for a reduction to 10.9 feet for a side yard setback for construction of a garage.**

The public hearing was opened at 7:03 pm. Staff read the legal notice into the record. Applicants, Paul and Jill Hanson presented a map to the commission and showed them where the present garage was located at 16.5 feet from the side yard. Mr. and Mrs. Hanson want to demolish the present garage which is not useable as a garage and replace with a new 22' by 26' garage and mud room connecting to the home. The lot size is only .523 acres. Due to the location of the well on the other side of the house, which does not allow for another driveway; the 100' foot Farmington River Overlay in the backyard and the possible location of the leaching fields in the backyard (FVHD does not know where the leaching fields are located) and the topography dropping past the stone wall, there is no other feasible alternative for a garage location. All the neighbors were noticed and four letters from different abutters were read into the record stating they had no objections. The new garage will be 10.9 feet from side yard starting at the overhang of the roof line of the new garage.

Weller made a motion to close the public hearing at 7:15 pm, seconded by Lamont and unanimously approved.

**PENDING APPLICATIONS:**

**Application submitted by Paul and Jill Hanson, applicant/owners for property located at 419 East River Road. A variance to Article IV, section 193-28 of the Zoning Regulations, allowing for a reduction to 10.9 feet for a side yard setback for construction of a garage.**

Tooker made a motion to approve the 10.9 foot side yard setback, as per oral and written testimony and due to the hardship of the location of the well, leaching fields, the Farmington River Overlay and topography off the back of the house, seconded by Kaczynski.

After a brief discussion, the Chairman asked for a vote. The board members unanimously approved the 10.9 side yard variance.

**Approval of Minutes:** Lamont made a motion to approve the minutes of January 6, 2016, seconded by Tooker and unanimously approved.

**Correspondence: None**

Kaczynski moved to adjourn at 7:55 p.m. Tooker seconded and the motion passed unanimously.

Approved \_\_\_\_\_ Date \_\_\_\_\_  
Bob Pulford -secretary