

**TOWN OF BARKHAMSTED
ZONING BOARD OF APPEALS
MINUTES OF MEETING
WEDNESDAY, JULY 7, 2010**

Chairman William LeGeyt called the meeting to order at 7:17 p.m. Members present were Daniel Lamont, Chris Tooker, Marcie Patchett and Stephen Raftery. Also present was staff secretary, Debbie Brydon and Zoning Officer Rista Malanca.

Chairman LeGeyt sat Steve Raftery for Paul Duran.

PUBLIC HEARING:

Application submitted by Andryzeck, John and Eileen, applicant/owners for property located at 23 Goose Green Road. A variance to Article IV, section 193-27 of the Zoning Regulations, allowing for a reduction to 24.9 feet for a side yard setback for construction of an addition.

The hearing was opened at 7:20 pm. William LeGeyt recused himself due to a conflict. Debbie Brydon read the legal notice into the record. John and Eileen Andryzeck presented photos of the property and the proposed location of the addition. Letters from the neighbors were read into the record. All the neighbors were in favor of the addition. The applicants explained where the location of the well and septic were and described the hardship. Patchett made a motion to close the hearing at 7:30 pm, seconded by Raftery.

PENDING APPLICATIONS:

Application submitted by Andryzeck, John and Eileen, applicant/owners for property located at 23 Goose Green Road. A variance to Article IV, section 193-27 of the Zoning Regulations, allowing for a reduction to 24.9 feet for a side yard setback for construction of an addition.

Patchett made a motion to approve the variance for a reduction to 24'9" for the side yard setback due to the hardship of a pre-existing, non-conforming small lot and the location of the well and septic and topography, seconded by Tooker and unanimously approved.

Approval of minutes: LeGeyt moved to approve the minutes of January 6, 2010, as presented, seconded by Lamont and unanimously approved.

Correspondence: Reviewed; no action taken.

Any other business: Rista explained the zoning regulation change regarding Section 193-70 and how the amendment would affect the Zoning Board of Appeals.

LeGeyt moved to adjourn at 7:45 p.m. Lamont seconded and the motion passed unanimously.

Approved _____ Date _____
Marcie Patchett -secretary