

**TOWN OF BARKHAMSTED
ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
WEDNESDAY, SEPTEMBER 5, 2012**

Chairman William LeGeyt called the meeting to order at 7:00 p.m. Members present were Dan Lamont and Marcie Patchett, and alternate, Bob Pulford. Also present was Zoning Enforcement Officer, Debbie Brydon.

LeGeyt sat Pulford for Steve Raftery.

Public Hearing:

Application submitted by Robert and Nancy Byrne, applicant/owners for property located at 82 East River Road. A variance to Article IV, section 193-28 of the Zoning Regulations, allowing for a reduction to 5.2' feet for a side yard setback for construction of a car port.

Debbie Brydon read the legal notice into the record. Applicant, Robert Byrne described his application and the placement of the car port being the best location, due to the location of the septic, topographical conditions and ledge in the back yard. The site was visited by Dan Lamont, Marcie Patchett, and Bob Pulford. Pictures were presented, as well as two letters from neighbors (Richard English and Nate Roberg) in favor of the car port. Neighbors Gary and Joan Costello were also present and in favor of the car port. Lamont made a motion to close the Public Hearing at 7:14 pm, seconded by Pulford and unanimously approved.

Pending applications:

Application submitted by Robert and Nancy Byrne, applicant/owners for property located at 82 East River Road. A variance to Article IV, section 193-28 of the Zoning Regulations, allowing for a reduction to 5.2' feet for a side yard setback for construction of a car port.

Lamont made a motion to approve the application for a 5.2' foot side yard variance for the construction of a car port based on a hardship of topography and ledge and based on the oral and written testimony presented at the hearing, seconded by Patchett.

Finding no other feasible and prudent locations for the new carport, the commission members unanimously approved the application.

Approval of minutes: Lamont moved to approve the minutes of January 4, 2012, as corrected, seconded by Patchett and unanimously approved.

Any other business legal and proper:

The commission members wanted it noted in the minutes that the application of Jamie Heuschkel, at 11 West River Road, heard on January 4, 2012 was withdrawn by Mr. Heuschkel and no further action was needed.

Correspondence: Reviewed; no action taken

Pulford moved to adjourn at 7:36 p.m. Lamont seconded and the motion passed unanimously.

Approved _____ Date _____
Marcie Patchett -secretary