

**SUFFIELD ZONING BOARD OF APPEALS COMMISSION
MINUTES OF REGULAR MEETING
Tuesday, July 26, 2022, 7pm**

Present: Mark Blackaby, Chairman
Susan Hastings
John Schwemmer
Despina Tartsinis
Gerard Chase, Alternate
Brian Michaud, Alternate

Absent: Renee Pacewicz
Victor Roy, Alternate

Also Present: Jim Taylor, Zoning Enforcement Officer
Ellie Binns, Recording Secretary

The proceedings meeting were recorded and made available on the Town website, along with all of the application materials.

Chairman Blackaby called the meeting to order at 7:00 pm
Chairman Blackaby called the roll and all members were present with the exception of Rene Pacewicz and Victor. He designated the voting members to be Hastings, Tartsinis, Chase, Schwemmer and Blackaby.

Ms. Binns read the legal notice into the record.

2022-ZBA1 Daniel Kramer, 790 North Street, Suffield, requesting a front yard variance on the west side of the property from the required 50 feet to 35 feet to allow for an addition to a non conforming structure. Sections IV.M, XIII.B.2 and XI.E apply.

There was no correspondence received by the Commission.

Daniel Kramer presented the application and explained that the existing house has been in the family for three generations and the house was built in 1890 and is 14.9 feet from the front property line. He submitted a plot plan and house plans showing the addition, which would be 35 feet from the front necessitating the variance from the 50 feet. He explained that other locations for the addition would not be in keeping with the historical look of the buildings. The plan is to keep the existing view of the house and barn and have the addition in line with the existing house, keeping as much as of the existing structures as possible. He described the interior layout of the existing house which has no bathroom on the 1st floor and the addition would improve the interior layout. There was discussion with the Commission members who noted that other houses on the street were also existing non-conforming structures.

Mr. Kramer stressed that their intent was to keep the look of the existing house and barn with this new addition.

There were no attendees to speak in favor or against the application and there was no correspondence received from the abutters.

These minutes are not official until accepted at a subsequent meeting.

With no further requests from others to speak, Chairman Blackaby asked for a motion to close the public hearing and enter deliberations. The motion was made by Ms. Tartsinis and seconded by Mr. Chase with all voting in favor 5-0-0.

Mr. Michaud stated that he had viewed the property and noted that there are a lot of non-conforming houses in the neighborhood. He felt the plan would keep the character of the house and maintain a view of the barn.

Mr. Schwemmer stated that the house was older than the other houses, the plan would maintain the historic character of the property and was in keeping with the Town's goals as stated in the Plan of Conservation and Development.

Mr. Chase stated that the shape of the lot was a factor in the request and the goal of maintaining the historic house was important. He felt the addition would fit in with the neighborhood and noted that the house was smaller than others in the area.

Mr. Blackaby stated that the esthetics of the property could not be used as a reason to grant a variance.

Ms. Tartsinis stated that maintaining the historic look of the house does not rise to the level of a legal hardship.

Ms. Hastings noted that the addition would be less non-conforming than the existing house.

With no further discussion, Mr. Blackaby called for a motion on the variance.

Mr. Schwemmer moved to approve file # 2022-ZBA1 for a front yard variance on the west side of the property from the required 50 feet to 35 feet to allow for an addition to a non-conforming structure. The motion was seconded Mr. Chase and denied by a 3-2-0 vote due to the lack of a legal hardship. Four affirmative votes are needed for approval.

Chairman Blackaby explained to the applicant that he had 15 days after the decision is published in the newspaper to appeal the decision.

Mr. Chase moved to approve the minutes of the May 25, 2021 meeting and the motion was seconded by Ms. Hastings and passed unanimously 5-0-0.

With nothing further to come before the Commission, Ms. Tartsinis moved to adjourn the meeting. The motion was seconded by Mr. Chase and with a unanimous vote the ZBA meeting was adjourned at 7:25 p.m.

Respectfully submitted, Susan Hastings, Secretary
Recording Secretary, Ellie Binns

These minutes are a draft subject to approval at the next ZBA meeting.