



TOWN OF ELLINGTON

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ZONING BOARD OF APPEALS REGULAR MEETING AGENDA MONDAY, JANUARY 6, 2025, 7:00 PM

**IN-PERSON ATTENDANCE: TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT
REMOTE ATTENDANCE: VIA ZOOM MEETING, INSTRUCTIONS PROVIDED BELOW**

I. CALL TO ORDER:

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS):

III. PUBLIC HEARING(S):

1. V202411 – Ronald and Bonnie Bahler, owner/applicant, request for variance of the Ellington Zoning Regulations Section 7.9.C-Rear Lot Requirement: to allow one driveway to serve two rear lots within a fee simple accessway less than 50ft wide, and to allow driveways outside of the accessway at 18 Elderberry Lane, APN 181-016-0000 in a Rural Agricultural Residential (RAR) zone. (*Decision continued from the December 2, 2024, meeting*)
2. V202413 – Michael and Nancy Hurlburt, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 3.2.3-Minimum Yard Setbacks: to reduce the side yard setback from 10ft to 4ft for a garage addition at 21 Glenwood Road, APN 071-028-0000 in a Rural Agricultural Residential (RAR) zone.
3. V202414 – Timothy and Dana Schneider, owner/applicant, request for a variance of the Ellington Zoning Regulations Section 2.1.3(1)-Private Property Driveways: to reduce the 15ft wide driveway requirement to 12ft to install guiderails along the existing Abbey Brook crossing at property on Somers Road, APN 182-001-0002 in a Rural Agricultural Residential (RAR) zone.
4. V202415 – Andrew Johnson, owner/applicant, request for a variance of the Ellington Zoning Regulations Sections 2.1.10-Highway Clearance Setback & 3.2.3-Minimum Yard Setbacks: to reduce the front yard setback on Somers Rd (Route 83) from 60ft to 30ft for a shed at 12 Foster Drive, APN 105-007-0012 in a Rural Agricultural Residential (RAR) zone.

IV. ADMINISTRATIVE BUSINESS:

1. Approval of December 2, 2024, Regular Meeting Minutes.
2. Correspondence/Discussion:
 - a. CT Bar Association Education & Training Webinar, Saturday, March 22, 2025 – Connecticut Land Use Law for Municipal Land Use Agencies, Boards and Commissions.

V. ADJOURNMENT:

Next Regular Meeting Scheduled for Monday, February 3, 2025

Instructions to attend remotely via Zoom Meeting listed below. The agenda is posted on the Town of Ellington webpage (www.ellington-ct.gov) under Agenda & Minutes, Zoning Board of Appeals.

Join Zoom Meeting via link:

<https://us06web.zoom.us/j/87848225695>

Meeting ID: 878 4822 5695

Passcode: 712329

Join Zoom Meeting by phone:

1 646 558 8656 US (New York)

Meeting ID: 878 4822 5695

Passcode: 712329