

**ZONING BOARD OF APPEALS
Durham Town Hall
Durham, CT 06422**

Minutes of the September 10, 2015 Regular Meeting

Mr. Hogarth opened the meeting at 7:30 p.m.

Attendance:

Members		Alternates	
x	David Heer	x	Michael Geremia
a	David Slight	x	Mark Jungels
x	John Hogarth		
x	Chris DiPentima		Others
a	William LaFlamme*	a	Colegrove, Geoffrey

A=Absent

X=Present

Seating of Alternates

Mr. Hogarth stated that they are going to recuse William Laflamme from the meeting due to the fact that he knows the applicant on the agenda. Mark Jungels and Mike Geremia were both seated.

Amendments to Agenda

None

Approval of Agenda

A motion was made by David Heer, seconded by Mike Geremia, to approve the agenda. Motion passed.

Payment of Bills

None

Minutes of Previous Meeting(s)

A motion was made by Mark Jungels, seconded by Chris DePentima, to approve the minutes of the July 9, 2015 meeting. Motion passed with Mike Geremia abstaining.

Public Session

None

Public Hearing

A motion was made by Mark Jungels, seconded by Chris DePentima, to close the regular meeting and open the Public Hearing. Motion passed.

Stephen Smith, request a 30' front yard variance from section 05.02.01 of the Durham Zoning Regulations to construct a front porch at 36 Wheeler Hill Drive

Stephen Smith stated that he has a brick front ranch with a roof line that runs parallel to the road. He would like to add a 10' front porch with a roof line perpendicular and a semi enclosed half wall. This will make the house look nicer; provide a little protection, being so close to the road and at road level. A drawing of the proposed project was available to the commission. Mr. Smith stated that he had letters of support from the neighbors on either side of the property. Mr. Hogarth read the letters into record. There was discussion of how many actual feet Mr. Smith needs to request. Mr. Smith stated the house currently sits 42' from the road but with the setback being 12' the front porch would be 20' from the setback so the variance would be 30' because it is a 50' setback. There was discussion as to where the setback lines are, whether it would be the curb line or the middle of the road. It was stated that many of the houses on the street are close to the road. The location of the well, septic and pool were discussed and considered hardships as well as the fact that the property pre dates zoning regulations. A question was asked regarding the location of stairs. Mr. Smith stated that there is a driveway to the left of the house and the stairs would be coming off the side and under the enclosure, the stairs will be facing the driveway and will not extend further than the porch.

A motion was made by Chris DePentima, seconded by Mark Jungels, to close the public hearing and open the regular meeting. Motion passed.

A motion was made by David Heer, seconded by Mark Jungels, to approve the request of a 30' front yard variance from section 05.02.01 of the *Durham Zoning Regulations* to construct a front porch at 36 Wheeler Hill Drive. The hardship is the property pre dates zoning regulations, the location of the well and the topography of the land. Motion passed.

Miscellaneous

None

Adjournment

A motion was made by Dave Heer, seconded by Mike Geremia, to adjourn. Motion passed.

Respectfully submitted,

Jennifer Keogh

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Administrative Coordinator

Town of Durham