

TOWN OF DURHAM  
ZONING BOARD OF APPEALS  
*Durham Town Hall*  
*Durham, Connecticut 06422*

NOTICE OF REGULAR MEETING

Thursday, January 9, 2020  
7:30 p.m.

**MEETING WILL BE HELD VIA ZOOM- A REMOTE TELECONFERENCING MEDIA PLATFORM**

Topic: Zoning Board of Appeals  
Time: Jul 9, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/81221702458?pwd=Si9TOG4xbEZYN3BIMmlJekowUGRwdz09>

Meeting ID: 812 2170 2458  
Password: 722760  
One tap mobile  
+19294362866,,81221702458#,,,0#,,722760# US (New York)  
+13017158592,,81221702458#,,,0#,,722760# US (Germantown)

Dial by your location  
+1 929 436 2866 US (New York)  
+1 301 715 8592 US (Germantown)  
+1 312 626 6799 US (Chicago)  
+1 669 900 6833 US (San Jose)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
877 853 5257 US Toll-free  
888 475 4499 US Toll-free

Meeting ID: 812 2170 2458  
Password: 722760  
Find your local number: <https://us02web.zoom.us/j/81221702458>

AGENDA:

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of Agenda
6. Payment of Bills
7. Minutes of Previous Meeting(s)
8. Public Session

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Public Hearing

Applicant/Owner: K. & A. Mezerewski  
Property Location: 53R Partridge Lane  
Proposed Activity: Requesting an 8'8" side yard variance from section 05.02.01 from the *Durham Zoning Regulations* for a detached garage.

9. Miscellaneous
10. Adjournment

/jak

6/24/2020

cc:	ZBA Members and Alternates	First Selectman
	K. Garvis	Bascom & Benjamin, LLC
	P&ZC Members and Alternates	J. Corona, Esq.

**TOWN OF DURHAM  
ZONING BOARD OF APPEALS  
Application for Variance**

Applicant's Name: Kyle E. & Amanda C. Mezerewski Phone: (203) 500-0012  
Address: 53R Partridge Lane  
Record Owner: Kyle E. & Amanda C. Mezerewski Phone: 203-500-0012  
Address: 53R Partridge Lane  
Property Location: 53R Partridge Lane Zone: FR

Assessor's Map Number: Map 17 Lot Number: 13  
Deed Reference: Volume Number: 255 Page Number: 293  
Legal Description (see attached copy of property deed):  
This application relates to: Use \_\_\_\_\_ Setbacks  \_\_\_\_\_ Yards \_\_\_\_\_  
Lot Area \_\_\_\_\_ Height \_\_\_\_\_ Lot Dimension \_\_\_\_\_ Lot Coverage \_\_\_\_\_  
Location of Accessory Structure  \_\_\_\_\_ Other (specify) \_\_\_\_\_

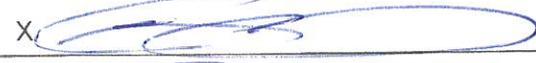
Section of Zoning Regulations affected: 05.02.01.A Minimum Side Yard(Setback)

If a setback variance: Side Setback Feet: 16' Inches: 2"  
Reason for variance request: Construct a 24' x 24' detached garage, 16'2" from side property line. 25' is required.

Does work constitute an alteration or extension of an existing building or is it new construction?  
New Construction

What is the specific hardship claimed? (Please review page 4 of this application)  
See Attached

The owner and the applicant hereby grant the Zoning Board of Appeals, and/or its agents, permission to enter upon the property for which variance approval is requested for the purpose of inspection and enforcement of the zoning regulations of the Town of Durham, Connecticut.

Signature of Applicant   Date:  5/28/2020  
Signature of Owner   Date:  5/26/2020

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**Official Use Only**  
Date Application Received 6/8/2020 \$135.00 CK. 516  
Reviewed by \_\_\_\_\_  
ZEO/Town Planner

**Hardship:**

The existing parcel was created in 1973 through subdivision. It is at the end of the existing cul-de-sac with a very steep paved driveway. The existing house has no garage. The topography on the entire lot slopes steeply away from Partridge Lane. The proposed location for the detached garage is approximately 10' from the existing house and 16' 2" from the eastern side property line. The owners and applicant are requesting a variance of 8.8' (from 25' to 16' 2"). The proposed garage was placed in this location because the existing driveway runs directly to that location. The other areas on the lot are extremely steep for a detached garage and the required grading would create extremely large cuts and fills. Therefore, due to the steep topography on the lot the garage was placed as shown.

May 28<sup>th</sup>, 2020

Dear Town of Durham Zoning Board,

This letter is to affirm support for Kyle and Amanda Mezerewski's variance request to build a garage located at 53R Partridge Lane Durham CT. We have no problem or issues with the location of the proposed garage as their neighbor's situated along the property line in which they are requesting the variance.

Kyle and Amanda are responsible property owners and good neighbors and have demonstrated their ability to make tangible contributions to their property and the neighborhood.

Thank you for your time and consideration,

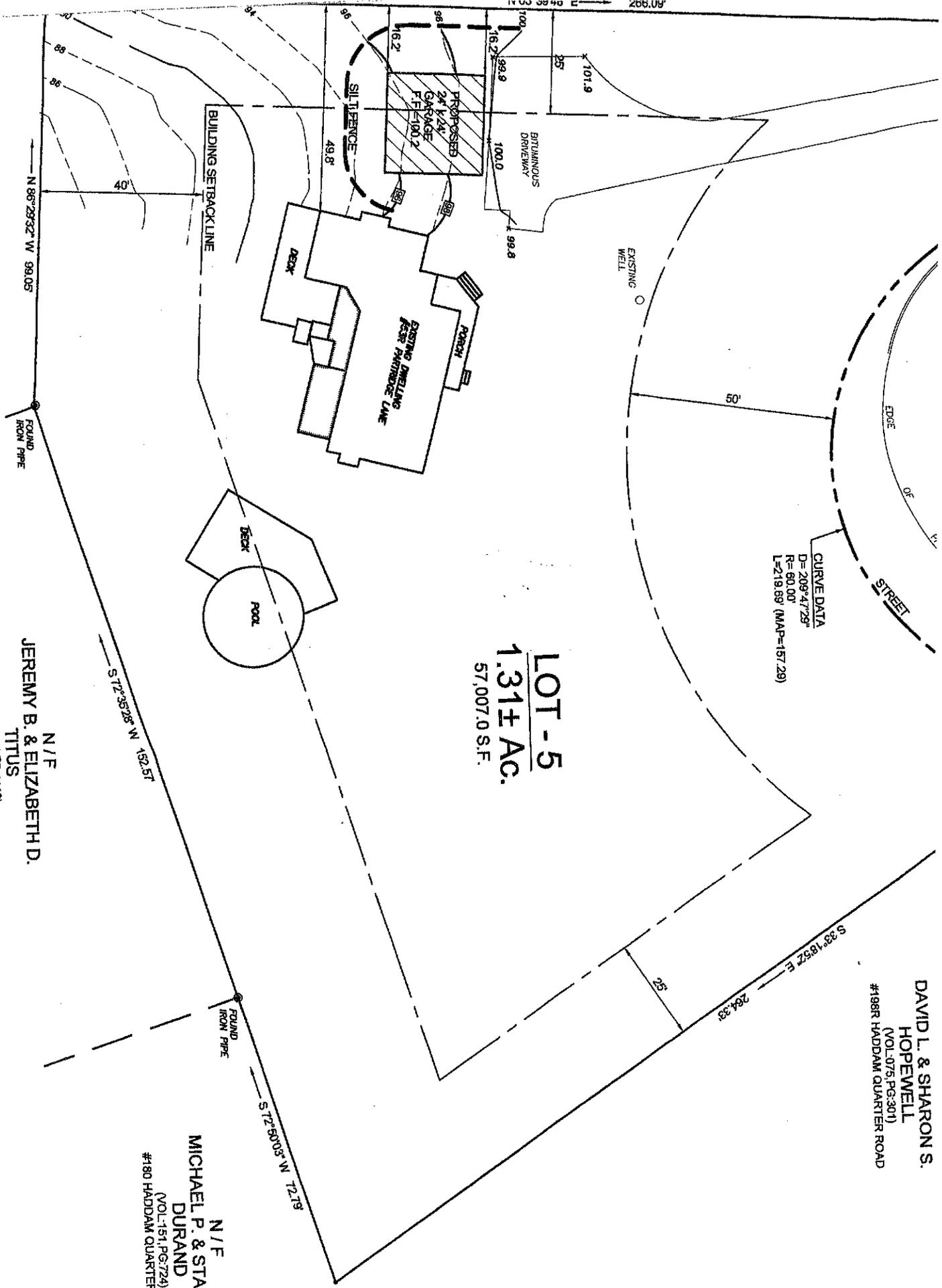
A handwritten signature in blue ink, appearing to read 'Theodore and Marilyn Bober', written in a cursive style.

Theodore and Marilyn Bober  
49 Partridge Lane  
Durham CT 06422

DAVID L. & SHARON S.  
HOPEWELL  
(VOL. 075, PG. 307)  
#198R HADDAM QUARTER ROAD

CURVE DATA  
D=209'47.29"  
R=60.00'  
L=219.89' (MAP=157.29)

LOT - 5  
1.31± AC.  
57,007.0 S.F.



N/F  
JEREMY B. & ELIZABETH D.  
TITUS

N/F  
MICHAEL P. & STACEY L.  
DURAND  
(VOL. 151, PG. 724)  
#180 HADDAM QUARTER ROAD

LEGAL NOTICE  
TOWN OF DURHAM

The Town Zoning Board of Appeals of Durham, Connecticut will hold a Public Hearing on Thursday, July 9, 2020 at 7:35 p.m. via remote video teleconferencing platform, login information found at: <https://us02web.zoom.us/j/81221702458?pwd=Si9TOG4xbEZYN3BIMmlJekowUGRwdz09>, Meeting ID: 812 2170 2458, Password: 722760, on the following:

Applicant/Owner: K. & A. Mezerewski  
Property Location: 53R Partridge Lane  
Proposed Activity: Requesting an 8'8" side yard variance from section 05.02.01 from the *Durham Zoning Regulations* for a detached garage.

At this hearing interested persons may appear and be heard and written communications will be received. A copy of the application can be found at: [www.townofdurhamct.org](http://www.townofdurhamct.org), Zoning Board of Appeals page, for public inspection.

Dated in Durham, Connecticut this 26th day of June 2020 and the 3<sup>rd</sup> day of July 2020.

Zoning Board of Appeals  
Town of Durham, Connecticut

William LaFlamme, Chairman

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Publish on June 26, 2020 and July 3, 2020

/jak  
6/24/2020

cc: ZBA members and Alternates  
First Selectman  
P&ZC Members & Alternates  
Bascom & Benjamin, LLC

K. Garvis  
J. Corona, Esq.