



## Town of Burlington

### ZONING BOARD OF APPEALS

Minutes of the Regularly Scheduled Meeting of Tuesday, July 20, 2010.

APPROVED: \_\_\_\_\_

DATE: August 17, 2010

#### I.

##### A. Attendance, Call to Order:

Greg Szydlo called the regular meeting to order at 7:35PM. In attendance were Greg Szydlo, Rob Susdorff, Peter Perkins, Cheryl Byrne and Chris Argiropoulos. John Peter Parente arrived 7:55pm.

Motion Perkins, second Szydlo to nominate himself as Vice Chair. ALL IN FAVOR.

Motion Szydlo, second Perkins to nominate Susdorff as Secretary. ALL IN FAVOR.

##### B. Act on Meeting Minutes:

A motion was made by Perkins and seconded by Susdorff to approve the minutes from the June 15, 2010 regular meeting as submitted. ALL IN FAVOR.

##### C. General Communications:

a. P&Z minutes from June 10, 2010.

#### II. Public Hearing:

##### A. Application 2010-481-Application for variance from Section IV.B.5 of the Zoning Regulations of the Town of Burlington for construction of addition on property known as 22 Case Road submitted by Matthew Alexander.

Public hearing opened at 7:38pm and was recorded.

Commissioners present: Szydlo, Perkins, Susdorff, Argiropoulos sat for Aiudi and Byrne sat for Parente.

Side yard variance- 24 feet to 13 feet

Rear yard variance-45 feet to 7 feet

Hardship: location of well and septic; placement of house to rear of yard

Motion Perkins, second Byrne to close public hearing at 7:53. ALL IN FAVOR.

Motion Perkins, second Argiropoulos, to approve Application 2010-481 for variance from Section IV.B.5 of the Zoning Regulations of the Town of Burlington, side yard variance from 24 feet to 13 feet and rear yard variance from 45 feet to 7 feet in connection of addition on property known as 22 Case Road, submitted by Matthew Alexander with the hardship being the location of the septic and well, the placement of the house to the extreme rear of the lot and that its an existing non-conforming lot.



## Town of Burlington

IN FAVOR: Szydlo, Byrne, Sussdorff. OPPOSED: Perkins, Argiropoulos.  
ABSTAINED: Parente. **VARIANCE DENIED.**

- B. **Application 2010-478**-Application for variance from Section IV.B.5 of the Zoning Regulations of the Town of Burlington for addition to an existing deck on property known as 26 Strong Street submitted by Cheryl Byrne.  
Public hearing opened at 7:54pm and was recorded.  
Commissioners present: Szydlo, Perkins, Sussdorff, Parente and Argiropoulos sat for Aiudi.  
Byrne did not sit.  
Side yard variance: 15 feet to 6 feet  
Rear yard variance 45 feet to 22 feet  
Hardship: pre-existing structure  
Byrne submitted a letter of extension into the record to determine what action she would be taking with the adjoining lot..  
Public hearing continued to August 17<sup>th</sup> meeting.

### III. **Unfinished Business**

- A. None.

### IV. **New Business:**

- A. **Application 2010-482**-Application for variance from Section IV.B.5 of the Zoning Regulations of the Town of Burlington for addition of swimming pool on property known as 489 Jerome Avenue submitted by Dean Smith.  
Applicant discussed the application with the Commission and determined that location of well and septic need to be determined, identify whether it is a rear lot, dimension of property lines to the adjacent neighbors, are needed to complete the application.  
Public hearing scheduled for August 17, 2010.
- B. K-7 state mandated application was presented to the Commission for an auto repair shop.  
There was lengthy discussion on how these applications are accepted, is public hearing required, what information is necessary to complete the application and what type of use would this be considered. Szydlo to consult Town Counsel before receiving this application or acting on it.

### V. **Adjourn:**

A motion was made by Perkins and seconded by Sussdorff to adjourn at 9.15PM.  
ALL IN FAVOR.



## Town of Burlington