



Town of Burlington

ZONING BOARD OF APPEALS

Minutes of the Regularly Scheduled Meeting of Tuesday, August 17, 2010.

APPROVED: _____

DATE: September 21, 2010

I.

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

Greg Szydlo called the regular meeting to order at 7:33PM. In attendance were Greg Szydlo, John Peter Parente, Peter Perkins, Clayton Aiudi, Cheryl Byrne and Chris Argiropoulos. Rob Sussdorff arrived at 7:36pm. Charles Bauer, Town Counsel.

The entire proceedings were recorded on audio tape and are available in the Town Hall.

Charles Bauer, Town Counsel, addressed the Commission regarding FOI.

B. **Act on Meeting Minutes:**

A motion was made by Perkins and seconded by Aiudi to approve the minutes from the July 20, 2010 regular meeting as submitted. ALL IN FAVOR.

C. **General Communications:**

a. P&Z minutes from July 22, 2010.

b. Procedures for obtaining a CT automotive dealer's or repairer's license(K-7).

II. **Public Hearing:**

- A. **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 8:03pm. (Perkins/Parente)
Commissioners present: Szydlo, Perkins, Sussdorff and Parente
Byrne did not sit.
Side yard variance: 15 feet to 6 feet
Rear yard variance 45 feet to 22 feet
Hardship: pre-existing structure
Public hearing closed at 8:22pm (Parente/Perkins)
Motion Perkins, second Sussdorff to grant a variance for Application 478-2010 variance from Section IV.B.5 (side and rear yard setback) of the Zoning Regulations of the Town of Burlington, a variance of nine feet for the location of a deck to be located six feet from the side property line where fifteen feet is required, and a variance of 23 feet for a deck to be located 22 feet from the rear property line where 45 feet is required in connection



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with addition to an existing deck on property known as 26 Strong Street submitted by Cheryl Byrne.

IN FAVOR, Szydlo, Susdorff, Perkins and Parente. OPPOSED, none.

ABSTAINED, Aiudi. **Variance granted.**

- B. **Application 2010-482**-Application for variance from Section IV.B.5 of the Zoning Regulations of the Town of Burlington for an addition of swimming pool on property known as 489 Jerome Ave submitted by Dean Smith.
Public hearing opened at 8:23pm (Aiudi/Parente)
Commissioners present: Szydlo, Perkins, Susdorff, Aiudi, Parente
Rear yard variance 45 feet to 20 feet.
Public hearing closed at 8:57pm (Perkins/Parente)
Motion Perkins, second Parente to grant a variance from Section IV.B.5 (rear yard setback) of the Zoning Regulations of the Town of Burlington, a variance ten feet for the location of an in-ground pool to be located twenty feet from the rear property line where 30 feet is required on property known as 489 Jerome Ave submitted by Dean Smith.
IN FAVOR, Susdorff, Aiudi and Parente. OPPOSED, Szydlo and Perkins.
ABSTAINED, none. **Variance denied without prejudice.**

III. **Unfinished Business**

- A. None.

IV. **New Business:**

- A. K-7 state mandated application was presented to the Commission for an auto repair shop location approval at 8 Covey Road.
Motion Perkins, second Parente to approve the location at 8 Covey Road for an auto repair shop. ALL IN FAVOR.

V. **Adjourn:**

A motion was made by Perkins and seconded by Parente to adjourn at 9.30PM.
ALL IN FAVOR.