

3 Primrose Street
Newtown, CT 06470
203-270-4276
203-270-4278 Fax



TOWN OF NEWTOWN

Zoning Board of Appeals

MINUTES

April 6, 2011

7:30 P.M.

The meeting of the Zoning Board of Appeals of the Town of Newtown was called to order by Chairman Charles Annett. Other members present were: Barbara O'Connor, Timothy Cronin, and Ross Carley. Alan Clavette was absent. Alternate members present were: Herbert Rosenthal, Brian O'Connor, and Roy Meadows.

Mr. Rosenthal will be sitting and voting in the absence of Alan Clavette.

Mr. Annett asked the secretary to call the roll and read the application for this hearing. The application was for Michael and Cara Manes for a variance of Section 7.02.100 of the Zoning Regulations to allow an addition too close to the property line. The property is located at 21 Aunt Park Lane in a R-2 Zone.

Mr. and Mrs. Manes explained their application to the Board. They explained that they needed a variance because of the location of the house and the location of the driveway on this irregular shaped lot. They explained that the addition would have a garage and living space above the garage. They explained that this addition would be attached to the house by a roofline which would form a portico.

The Board then asked them about different locations on the lot. They explained that the location of the septic system and topography would present a hardship as well as the shape of the property. They also said that they needed this addition near the existing driveway for the garage that was part of the addition.

In their explanatory statement, they explained that the lot line was thickly vegetated and the house on the next lot was approximately 200 feet from the street and their addition would not be visible from the neighbor's house.

After further discussion, Mr. Rosenthal made a motion to approve the variance as requested as hardship had been demonstrated due to topography, irregular shape of the property and the location of the septic system. Barbara O'Connor seconded the motion. All voted in favor.

No one spoke in favor or in opposition to this application.

A motion was made and seconded to adjourn at 8:47 P.M. All voted in favor.