

Borough of Newtown Zoning Board of Appeals Newtown, Connecticut

**THESE MINUTES ARE SUBJECT TO APPROVAL BY THE BOROUGH OF NEWTOWN
ZONING BOARD OF APPEALS**

Minutes of Meeting of September 13, 2023

Minutes of the meeting of the Borough of Newtown Zoning Board of Appeals on August 23, 2023 at Borough Office, Edmond Town Hall, Main Street, Newtown. Chairman John Madzula called the meeting to order at 6:05 p.m.

Present: John Madzula, Peter Schwarz, Mary Thomas, John Fletcher
Staff Present: Sarah Phillips, Clerk.
Absent: Jane Maher

Docket B23-01: Application of Deidra Picciano, Owner, for a variance to Section 5/5.04 of the Borough zoning regulations so as to permit a 20' setback on the easterly side and a 10' setback on the southerly side of the property to allow the placement of a 2 car garage. The property is located at 4 Main Street in a R-1 Zone in the Borough of Newtown.

Chairman Madzula gave a summary of the meeting on August 26, 2023 when the Board walked the property at 4 Main Street. Upon walking the property Mr. Madzula believes that the garage can be placed in an alternate area that would not require a variance. He spoke to there being no hardship. Mr. John Fletcher agreed that it would work in that same location that does not require a set back variance. Mr. Fletcher stated that although he agrees the garage has other location potential, he isn't necessarily in favor if denying the application. Mr. Madzula provided the board a document about the hardship and what is required the create a hardship. Mr. Madzula doesn't see the land-based hardship that the applicant is claiming. Mr. Madzula presented a letter from James Gaston, secretary of The Borough Land Trust, Inc. that states no objection. Mr. Fletcher spoke to his approval, as the use of the building and the fit provides no objection. Mr. Peter Schwarz spoke to grant the variance in that it limits the use of the owners back yard if there was a placement of the garage elsewhere on the property. Mrs. Mary Thomas spoke to there being no letters present at the meeting, furthering objection to the variance.

OLD BUSINESS:

1. Mrs. Mary Thomas made a motion to approve the application of Deidra Piccano, owner, for a variance to Section 5/5.04G of the Borough zoning regulations so as to permit a 20' setback on the easterly side and a 10' setback on the southerly side of the property to allow the placement of a 2 car garage on property located at 4 Main Street in

a R-1 Zone in the Borough of Newtown, as presented. Mr. John Fletcher seconded. There was vote was 2-2, the variance was denied.

John MadzulaNo
John Fletcher Yes
Mary Thomas No
Peter Schwarz Yes

There being no further business to come before the meeting, the meeting was adjourned by the Chairman at 6:22 p.m., seconded by Mr. Peter Schwarz.

Sarah Phillips
Borough Zoning Clerk