1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES
Chairman Friedman called the meeting to order and appointed D. Van Ness to sit for C. Newlin and D. McCarty to sit for A. Darling.

2. APPROVAL OF MINUTES
MOTION: Motion made by T. Malley, seconded by M. Kripps, to approve the minutes of the July 11, 2019 meeting as written.
VOTE: 4-0

3. PUBLIC HEARING
Application #Z-19-7: Appeal of Carl Berman owner and applicant at 5 East Street, R-20 Zone. Variance is requested from Zoning Regulation Section 4.4.1 – Front yard setback of 29.52 ft where 50 feet is required; Section 4.4.2 – Side yard setback; side yard of 8.07 ft. (N) and 4.32 ft. (S) where 20 feet is required; Section 4.4.3 – Rear yard setback: rear yard of 35.99 feet where 50 feet is required and 36.06 feet is provided. The applicant would like to construct a new home.

Applicant Carl Berman and architect Bret Bowin addressed the board. Mr. Berman stated that a variance is needed to construct a viable structure on the irregularly shaped non-conforming lot. The original structure is also non-compliant.

Exhibits #1 - #5 were previously submitted.

Chairman Friedman if there was anyone in the audience who wished to speak regarding this application. Charles Sedell of 337 Rope Ferry Road spoke in favor of the application. Karen Simms of 337 Rope Ferry Road spoke in favor of the application. There being no further comments or questions, the public hearing was closed at 6:50.

Application #Z-19-9 Appeal of James and Christin Turner, of 671 Vauxhall Street Extension, R-20 Zone. Variance is requested from Zoning Regulation Section 4.4.1 – Front yard setback of 50 ft. is required. Side yard setback of 20 ft. is requested. Variance is needed to construct a 10 ft. x 33 ft. front porch, a 10 ft. x 10 ft. breezeway and a 28 ft. x 36 ft. three-car garage within the required front yard setback area.

Applicant James Turner addressed the Board. Mr. Turner explained that the current home was built prior to the establishment zoning regulations. The existing garage is not suitable or able to accommodate today’s vehicles. In order to attach the garage to the house, it would need to be built
within the setback area because the house is sited within the setback area.

Exhibits #1 - #4 were previously submitted.

Chairman Friedman asked if there was anyone in the audience who wished to speak regarding this application. No public comments were received. There being no further comments or questions, the public hearing was closed at 6:56.

4. APPLICATION REVIEW

Application #Z-19-7: Appeal of Carl Berman owner and applicant at 5 East Street, R-20 Zone. Variance is requested from Zoning Regulation Section 4.4.1 – Front yard setback of 29.52 ft. where 50 feet is required; Section 4.4.2 – Side yard setback; side yard of 8.07 ft. (N) and 4.32 ft. (S) where 20 feet is required; Section 4.4.3 – Rear yard setback: rear yard of 35.99 feet where 50 feet is required and 36.06 feet is provided.

After discussion by the Board, a decision was made to table the matter to the next meeting.

Application #Z-19-9 Appeal of James and Christin Turner, of 671 Vauxhall Street Extension, R-20 Zone. Variance is requested from Zoning Regulation Section 4.4.1 – Front yard setback of 50 ft. is required. Side yard setback of 20 ft. is requested. Variance is needed to construct a 10 ft. x 33 ft. front porch, a 10 ft. x 10 ft. breezeway and a 28 ft. x 36 ft. three-car garage within the required front yard setback area.

VOTE: 5-0
REASON: Home was built before the establishment of zoning regulations and modifications will align with the character of the neighborhood.

5. OLD BUSINESS

No old business was discussed.

6. NEW BUSINESS

No new business was discussed.

7. ADJOURNMENT

MOTION: Motion made by D. Van Ness, seconded by T. Malley, to adjourn the meeting at 7:10.
VOTE: 4-0

Respectfully Submitted,

Karen Vecchitto
Recording Secretary