

**TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
SPECIAL MEETING MINUTES**

July 31, 2019

Present were Chair Callahan, Commissioners Carrier, Llewellyn, Phillips and Alternate Commissioners Marsh and Tulin and Assistant Town Planner and Clerk. Chair Callahan opened the meeting at 7:00 p.m.

Acting Secretary Carrier read the legal notice into the record.

Alternate Commissioner Marsh was appointed to vote on behalf of Commissioner Nadim.
Alternate Commissioner Tulin was appointed to vote on behalf of Commissioner Schoenhorn.

PUBLIC HEARING

Zofia O'Neil – 61 Birch Street

Application for variance to reduce side yard setback from 5 feet to 4 feet for placement and to locate accessory structure in other than required yard at 61 Birch Street, R9LG zone. Ms. O'Neil used an aerial photo of her property and adjacent neighbors to demonstrate the position of her home on her property. The property is 50 feet wide and slopes away from her home toward the rear property line. Other photos were used to demonstrate the topography of her lot and the proximity of the house to the side lot line. Ms. O'Neil showed a retaining wall that was installed to provide a level area on the right side of the house to park a vehicle. This is the area she is proposing to install a detached one-car garage. The barn style structure is proposed to be located two feet away from the house and four feet from the side lot line. The siding will match the house. The Commission asked if any of her neighbors have expressed concern with this project. Ms. O'Neil said she spoke directly with her immediate neighbors and none of them expressed concern with the installation of a detached garage. There was a brief discussion about the proposed size and location for clarification. The garage will be installed between the house and the retaining wall on the existing stone base.

There was no public comment in favor or in opposition to the application.

The public hearing was closed at 7:12 p.m.

Upon a motion made and seconded (Llewellyn/Phillips) it was unanimously

VOTED: To approve the Zofia O'Neil application for variance to reduce side yard setback from 5 feet to 4 feet for placement and to locate accessory structure in other than required yard at 61 Birch Street, R9LG zone as presented and on file in the Planning Office.

MINUTES

Upon a motion made and seconded (Llewellyn/Carrier) it was unanimously

VOTED: To approve the June 17, 2019 meeting minutes.

The meeting adjourned at 7:15 p.m.

SJM