

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

December 16, 2019

Present were Chair Callahan, Commissioners Llewellyn, Phillips, Nadim, Schoenhorn and Assistant Town Planner and Clerk. Chair Callahan opened the meeting at 7:01 p.m.

Secretary Schoenhorn read the legal notice into the record.

PUBLIC HEARING

Kevin Carrier – 4 Spruce Drive

Application for variance to reduce side yard setback from 20 feet to 7 feet to construct accessory structure located at 4 Spruce Drive, C1 zone. Mr. Carrier explained access to the proposed accessory structure will be along the side of his house and that the structure will be approximately seven feet three inches off the side lot line to the rear of the house. This location was selected because the west side of his lot is the flattest, while the rear and eastern portions slope away from the house. Mr. Carrier spoke with his two immediate neighbors and they have no issue with his project; he submitted correspondence from the two neighbors into the record. In addition to the topography of his lot, Mr. Carrier noted his property is zoned C1 while the other two residential home sites on Spruce Drive are zoned R20. The minimum side yard setback requirements for an accessory structure in the R20 zone is five feet and in the C1 zone is twenty feet. The use of his property is a single-family residence as the result of a use variance for the residence granted by a prior Zoning Board of Appeals approval in 1990 with support from the Plan & Zoning Commission. The Board asked clarifying questions including the use of existing garage space attached to the house. Mr. Carrier responded it is primarily used for family activities such as soccer. He would use the new space for lawn equipment and personal vehicles; there will be no business use conducted in the structure. Spruce Drive is a private driveway and is part of 10 Spruce Drive.

Mirka Gil, 9 Hunters Ridge, asked for clarification of the proposal. Mr. Carrier reviewed his site plan showing the location of the proposed accessory structure.

The public hearing was closed at 7:15p.m.

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

VOTED: To approve the Kevin Carrier application for variance to reduce side yard setback from 20 feet to 7 feet to construct accessory structure located at 4 Spruce Drive, C1 zone as presented and on file in the Planning Office.

Members voting in favor of the application agreed the proposed accessory structure location would be conforming if the lot was zoned residential instead of industrial. A hardship was further demonstrated by the topography of the lot. The members also agreed the request as proposed is in keeping with the neighborhood.

MINUTES

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

VOTED: To approve the November 18, 2019 Zoning Board of Appeals meeting minutes.

The meeting adjourned at 7:18 p.m.

SJM