

Minutes of the Suffield Zoning Board of Appeals
March 27, 2012 – Police Station Conference Room – 7 p.m.

Members present: William Arendt, Chairman
Mark Blackaby, Vice Chairman
Susan Hastings, Secretary
Renee Pacewicz
Jay Presser

Excused: Chris Rago
Derek Donnelly

Also present: ZEO James Taylor

I. CALL TO ORDER

The chairman called the meeting to order at 7 p.m. The recording secretary read the Public Notice of the ZBA meeting for the record as published in the Journal Inquirer March 16 and 23 as required.

II. UNFINISHED BUSINESS

Application # 11 12 14

The Crosswalk LLC, 1310 Mountain Road, West Suffield appealing a cease and desist order of the Town of Suffield Zoning Enforcement Officer pertaining to 426 South Grand Street, Suffield, CT, issued to its owner, concerning operation of a non-permitted contractor's yard. Sections IV.B and XIII.B.1 apply – Continued from previous meeting.

Attorney John P. Febbroriello, representing the applicant, stated that resolution had been negotiated. Mr. Taylor sent a letter to Mr. Febbroriello noting that resolution had been reached and the Cease & Desist Order against Crosswalk has been rescinded effective March 23, 2012. Therefore Attorney Febbroriello sent a letter to the board and Mr. Taylor withdrawing the Appeal. Copies of each letter are in File #11 12 14.

III. PUBLIC HEARING

Application #11-12-15

Arthur and Carolyn Strole, 1014 North Street, Suffield, CT requests a side yard variance from the required 20 feet to 8 feet for an addition to the existing garage. Sections IV.M and XIII.B.2.apply.

The Chairman designated the following voting members: Hastings, Presser, Blackaby, Pacewicz, and Arendt. The applicant, Mr. Strole, explained that he is expanding his one bay garage to a two bay garage. There is no other location as the lot is preexisting and non-conforming.

The Chairman read in to the record a letter received from Steven and Kimberly Goodwin, 1007 North Street, Suffield. The Chairman noted that the Goodwins are abutters, and that they have no objection to the request for the side yard variance.

The Chairman asked if anyone present wished to speak in favor or against the application: No response. The Public Hearing was closed at 7:15 p.m. Mr. Arendt moved to enter Deliberations; Mr. Blackaby seconded. The meeting was voted into Deliberations at 7:16 p.m. The hardship is a pre existing non conforming lot. There is no other viable location. The Board had no further questions. Mr. Arendt moved to grant Arthur and Carolyn Strole, 1014 North Street, Suffield, a north side yard variance from

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the required 20 feet to 8 feet for an addition to the existing garage. Ms. Hastings seconded. The variance was approved by unanimous vote. Hardship: preexisting and non-conforming lot.

IV. MINUTES

The Chairman moved to approve the minutes of the February 28, 2012 ZBA meeting; Mr. Blackaby seconded. The minutes were approved by unanimous vote. The next meeting will be April 24, 2012.

V. ADJOURNMENT

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Susan Hastings, Secretary