

East Hampton Zoning Board of Appeals
Regular Meeting
April 12, 2010
Town Hall Meeting Room
7:00 P.M.

Approved Minutes

1. **Call to Order:** Chairman Nichols called the ZBA Meeting of April 12, 2010 to order at 7:00PM.

Members Present: Chairman Charles Nichols, Brendan Flannery, and Don Martin

Alternate Members Present: Lori Wilcox and Robert Hines,

Absent: Linda Dart, Vincent Jacobson and Tom Keegan

Staff Present: James Carey, Planning, Zoning & Building, Administrator.

2. **Seating of the Alternates:** Lori Wilcox was seated
3. **Legal Notice:** Mr. Carey read the legal in for the record.
4. **Approval of Minutes.**

- a. **April 12, 2010 Regular Meeting:**

Mr. Flannery moved and Mr. Jacobson seconded, to approve the minutes of September 14, 2009 regular meeting. The motion carried unanimously.

5. **Application of Traditional Innovations, LLC, 265 West High Street, requesting a variance of the East Hampton Zoning Regulations, Section No. 6.1, setback from 50' to 30', – M 6/ B 12/ L 9 in a C zone**
6. **Application of Carol McLaughlin, 42 Haddam Neck Road, requesting a Variance of the East Hampton Zoning Regulations, Section No. 6.1, reducing Setback from 25' to 13' – M 8/B 28/L 10 – R-2 Zone**

Mr. Nichols asked the public if there was anyone to speak in favor or against this application.

Steven Sutton, owner of the condos located at Clearwater Lane. Mr. Sutton spoke against the 13'x20' shed to remain where it is presently located. Mr. Sutton felt the shed was oversized and out of proportion to the area of which it has been placed. Mr. Sutton stated the shed disrupts the view from the association's property and is an eyesore.

Susan Jordan, 11 Clearwater Lane, stated the location of the shed is not the narrowest part of the property and in comparison of the home this size of the shed is much smaller.

Robert Brand, 4 Clearwater Lane, stated the location of the shed is an eyesore from this property.

Mr. Flannery made a motion close the Public Hearing. The motion was seconded by Mr. Jacobson. The motion carried unanimously.

Mr. Flannery stated there are many issues with this application; the main one being that a 260SF shed requires a permit to be pulled prior to building and one was not. There is erosion concern and evidence of water behind the shed. On the bank there appears to be

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evidence of excavating 4' high, 8' in and 14' along the bank again done without a permit. Mr. Flannery feels this shed has been placed in an inappropriate position illegally and unpermitted and needs to be rectified.

Mr. Flannery moved to deny this variance for lack of a hardship and for gross misuse of the property and lack of erosion controls. The motion was seconded by Mr. Hines. The motion carried unanimously.

6. Application of Mathew Morariu, 2 Dziok Drive, requesting a variance of the East Hampton Zoning Regulations, Section No. 6.1, front yard setback from 50' to 35', M 07A/B 56/L 20-4

7. Application of Mathew Morariu, 2 Dziok Drive, requesting a variance of the East Hampton Zoning Regulations, Section No. 6.1, front yard setback from 50' to 35', M 07A/B 56/L 20-4

Mr. Morariu was before the agency to request a variance to build a garage attached to the home. There are going to be tresses for the second story.

Mr. Flannery stated this is one those situations of the home being on a corner lot and the hardship is not self imposed and is imposed by the lot itself having two frontages.

Mr. Flannery made a motion to accept this application for a 15' variance with the hardship being a corner lot. The motion was seconded by Mr. Martin. The motion carried unanimously.

8. Old Business

9. Communications: None

10. New Business:

11. Adjournment

Mr. Martin moved to adjourn the ZBA meeting. The motion was seconded by Mr. Flannery. The motion carried unanimously. Meeting Adjourned: 8:20PM

Respectfully Submitted

**Kamey Peterson
Recording Secretary**