

**East Hampton Zoning Board of Appeals
Regular Meeting
April 11, 2016
Town Hall Meeting Room**

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| Unapproved Minutes |
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1. **Call to Order:** Mr. Wall called the meeting to order at 7:00 P.M.

2. **Seating of the Alternates:**

Present: Members Vincent Jacobson, Melinda Powell, Dennis Wall, Alternate Members Margaret Jacobson, Sal Nucifora (7:06), Brian Spack and Planning and Zoning Official Jeremy DeCarli were present.

Absent: Chairman Charles Nichols and Member Robert Hines were not present.

Mr. Wall seated Ms. Jacobson and Mr. Spack at this time.

3. **Election of Officers:** The Agency agreed to table the Election of Officers to the next regularly scheduled meeting when all members of the Agency can be in attendance.

4. **Legal Notice:** Staff read the legal notice into the record.

5. **Approval of Minutes:**

A. **March 14, 2016 Regular Meeting:**

Mr. Jacobson moved, and Mr. Spack seconded, to approve the Minutes of the March 14, 2016 meeting. The motion carried unanimously.

6. **Application:**

A. Application of Alannah & George Coshow, Trustee, 26 Shipyard Road, for a Front Yard Setback Variance from Section 4.2.E, Area and Dimensional Standards, from 50' to 5' to Construct a Carport – Map 02C/Block 9/Lot 18 :

Alannah and George Coshow were present to discuss their application. Ms. Coshow explained that they hope to build a simple carport, pole-barn, open on all four sides. They hope for a front yard variance from 50' to 5' which is compatible with the historic nature of the area. The lot is 0.7 acres. The hardship is the layout and topography of the lot. The lot has two levels. The lower level is in a flood zone. There is a steep bank and an upper level. The house, driveway, and septic system are on the upper level. The only option to build a carport is in the area proposed. The house was constructed between 1691 and mid-1700s. The 50' setback would envelop the living room and dining room in the existing house.

Mr. Jacobson questioned the potential for having a turn around on the driveway to eliminate the need to back out onto the road.

Ms. Coshow explained that creating this additional parking area will eliminate the need for guests to park on the road.

Staff reported that the Middle Haddam Historic District has issued a Certificate of Appropriateness for this carport and its design.

Mr. Coshow reported that he spoke with Phil Sissick, Director of Public Works, prior to his resignation and he indicated Public Works would be agreeable to this location.

Mr. Wall moved, and Mr. Jacobson seconded, to approve the application of Alannah & George Coshow, Trustee, 26 Shipyard Road, for a front yard setback variance from Section 4.2.E, Area and Dimensional Standards, from 50' to 5' to construct a carport, Map 02C/Block 9/Lot 18, for reason that the hardship stated on the record by the applicant is specific to the lot and not personal in nature. The motion carried unanimously.

7. **New Business:** None.
8. **Old Business:** None.
9. **Adjournment:** *Ms. Jacobson moved to adjourn the meeting. The motion was seconded by Mr. Jacobson. The motion carried unanimously. The meeting adjourned at 7:12 P.M.*

Respectfully Submitted,

Daphne C. Schaub
Recording Secretary