



TOWN OF ROXBURY CONNECTICUT

Zoning Board of Appeals

29 North Street • P.O. Box 203 • Roxbury, CT 06783-0203

ROXBURY ZONING BOARD OF APPEALS PUBLIC HEARING MARCH 17, 2016

MINUTES

CALL TO ORDER

Nanette Falkenberg, Chairperson, called the meeting to order at 7:33 PM.

IDENTIFICATION OF MEMBERS

Members Present: Judith Kelly, Nanette Falkenberg, Bill Davies, Margaret Miner.

Alternates Present: Nancy Schoenholtz and Ed Cady

Alternate Ed Cady was seated as a Regular Member.

Others Present: Jean O'Reilly, Chuck Holton, Karen and James Kopta, and ZEO John Cody.

BUSINESS

Jean & Richard O'Reilly, Assessors Map 34 Lot 18, located at 34 Rucum Rd.

Case file 2016-0069, variance to add 6' x 12' to first floor bedroom. Ref: Zoning Regulations variance from 3.10.4 Nonconforming property.

- Read legal notice into the record

Chairperson Falkenberg read the legal notice of this public hearing for the record.

- Confirmation of certified mailings

Jean O'Reilly submitted the receipts of certified mailings to abutters for the record.

- Applicant presentation

Chuck Holton, authorized agent, and Jean O'Reilly, owner, came forward. Ms. O'Reilly presented photos of the house showing where they would like to bump out the roofline in the rear of the house and extend an additional 6 feet to add an addition. She presented the plans to the group to add on to the existing 10' x 10' room. A fireplace will be added as the room is not included on the house generator.

- Questions from the Board

Margaret Minor questioned whether there is something that is different about this house that differentiates it from the neighborhood. She asked if there are other houses in the neighborhood that have the amenity that Ms. O'Reilly is seeking. It was explained that this is a unique lot and that the other houses were built after this house.

Bill Davies questioned the square footage of the existing house. Ms. O'Reilly reported that the house is approximately 2600 square feet and noted that the original house was built in 1735 prior to the building of the road.

Ed Cady asked about the stairs. Ms. O'Reilly noted that they would like to eliminate use of stairs. They would like to sleep on first floor.

- Public comment

No one from the public was present to comment.

- Close or continue public hearing

A motion was made to close the public hearing at 8:00 PM, motion by Judith Kelly. The motion was seconded by Bill Davies and carried unanimously.

Karen Kopta, Assessors Map 22 Lot 001, located at 318 North Street

Case file 2016-0070, variance to remodel and repair an enclosed porch and open porch on the existing footprint. Replacing and upgrading windows and structural support. Ref: Zoning Regulations variance from 3.10.3 & 3.10.4 Nonconforming property.

Karen Kopta reported that she would like to withdraw this application as she found a resolution for which there was no need for variance.

- Close or continue public hearing

A motion was made to close the public hearing at 8:00 p.m. Motion by Ed Cady. The motion was seconded by Bill Davies and carried unanimously.

Respectfully submitted,

Tai Kern

Tai Kern, Secretary

These minutes are not considered official until approved at the next Meeting of the Roxbury Zoning Board of Appeals