

## Zoning Board of Appeals Minutes, 11/15/2017

**Zoning Board of Appeals  
Minutes  
November 15, 2017  
Land Use Meeting Room**

**Members in Attendance:** Acting Chair Robert Fuster, (RF); Albert Harper, (AH); Ned Douglas, (ND); Robert Fuster Jr., RFjr; Cliff Snyder, (CS)

**Staff present:** Peggy Ammendola, Land Use Clerk, (PA)

**Also present:** Mr. and Mrs. Lerner and their representative, Dan Lovett of Hill Engineers, Architects, Planners, Inc.

**Kay G. Lerner, 2 Brunell Avenue (Map 43, Parcel 47) Exception under Section 5.3.3. "Nonconforming Structures" and Section 5.3.5 "Nonconforming Single-Family and Two-Family Residential Structures"** to construct an 11'X13' addition and 8'X8' covered roof over a 14'X8' front deck within the front yard setback. They also plan to construct a 32'X13' deck behind the home.

Mr. Lovett reviewed the plans for the project. The subject property, on the corner of Yokun and Brunell, is pre-existing, non-conforming and the Petitioner is requesting a permit to extend the existing non-conformity.

Within the structure there are different levels of a few steps to each level. With the interior construction, those levels will be eliminated. The roof will not be raised, as the height will be gained by going into the attic space.

Alison Sneider of 15 Yokun Avenue sent an e-mail of support on November 14<sup>th</sup>. The letter was read into the record.

After the presentation the consensus of the Board was that the extension will not be substantially more detrimental to the neighborhood.

CS made a motion to grant the petition as presented. RFjr seconded the motion and the Board voted to approve 5-0.

**Approve Minutes:**

*October 4, 2017-* Approved by consensus.

*November 1, 2017-* Approved by consensus

Respectfully submitted,  
Peggy Ammendola