

Minutes of the Suffield Zoning Board of Appeals
July 30, 2013

Members present: Mark Blackaby, Susan Hastings, Derek Donnelly John Schwemmer
Absent: R. Pacewicz, C. Rago, W. Arendt
Also present: Zoning Enforcement Officer James Taylor, Secretary Bobbie C. Kling

Vice Chairman and Acting Chairman Mark Blackaby called the meeting to order. He asked the recording secretary Mrs. Kling to read the Public Notice of the meeting as published in the Journal Inquirer July 19 and July 26, 2013.

Mr. Blackaby explained to the applicant Mr. John Paul Schorschinsky that it took 4 affirmative votes to grant a variance. The Board is comprised of 5 full members, but only 4 are attending tonight. He could agree to proceed with the 4 members or the ZBA could continue the Hearing to the next ZBA meeting. The applicant agreed to proceed with the Public Hearing with the 4 members in attendance. Mr. Blackaby designated the voting members to be: Donnelly, Hastings, Schwemmer, and Blackaby.

Public Hearing #13-14-1

Mr. John Paul Schorschinsky, 5 Cassotta Lane, Suffield, Ct., was present and explained his request for 2 variances. He wants to construct an accessory building with a peak of 14 feet (to match the peak of his house). A peak of 14 feet would require a north side yard variance from the required 20 feet to 5 feet and a rear yard set back variance from the required 40 feet to 7 feet. If the proposed building had a 10 foot peak, no variances would be required. It is a conforming lot. The lot is wider than rear lot line.

Mr. Blackaby asked if anyone present wish to speak in favor of the application.
Abutter Justin Watson, 11 Cassotta Lane spoke in favor of the application.
Mr. Blackaby asked if any present wished to speak against the application.
Abutter Ms. Valerie Utton, 42 First Street, Suffield, spoke against the application.
She noted that the applicant had known the lot size when he purchased the property. She felt he had no hardship; for he did not need the variances if the peak of the accessory building was lowered to 10 feet.

The Public Hearing was closed at 7:20 p.m.

Mr. Donnelly moved to enter into deliberations; Ms. Hastings seconded. The meeting was voted into deliberations at 7:21 p.m.

Mr. Donnelly stated that it was hard to see a hardship. The lot size was conforming to regulations. The height of the peak on the accessory building could be lowered to 10 feet. This was a self-created hardship.

Mr. Blackaby noted that this was an issue of esthetics; personal desire for a 14 feet peak. This is not a reason for a variance. The applicant knew the property size when he purchased the land. This is a self- created hardship.

Ms. Hastings stated that this was not a case of a pre-existing non conforming lot. He is not deprived of constructing the shed.

Mr. Schwemmer noted that the accessory building still could be built within the requirements.

Hearing no further discussion, Mr. Blackaby called for a motion. Mr. Donnelly moved to grant John Paul Schorschinsky, 5 Cassotta Lane, Suffield, a north side yard variance from the required 20 feet to 5 feet and a rear yard set back variance from the required 40 feet to 7 feet for an accessory building. Mr. Blackaby seconded. Vote: Hastings, No; Schwemmer, No; Donnelly, No; and Blackaby, No. The motion to grant the variances was unanimously denied. Reason: lack of hardship.

Minutes: Mr. Donnelly moved to approve the minutes of the Nov. 27, 2012 ZBA meeting; Ms. Hastings seconded. The minutes were approved by unanimous vote.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted, Susan Hastings, Secretary
ZBA.MINUTES.JULY.30.2013
Bobbie C. Kling, recording secretary