

Bethel Development Review Board  
Tuesday, July 5, 2016  
Draft Minutes of Meeting

Board Members Present: Eric Benson, Keith Bollman, Newt Whitcomb, Robert Leister.

Public Present: None.

The meeting was opened at 7:06 PM for a Public Hearing for a variance of setbacks for an enclosed porch addition to the property located at 35 Bicentennial Lane owned by Clifford & Nancy Cyphers. The property is identified as ID # 15-002.000 and consists of a .49 acres lot with an existing 24' x 46' ranch style dwelling on site. The property is in the Village Residential Zone requiring 25' front and side property line set backs, as well as 25' from the street right-of-way. The property is served by municipal water and sewer service. The proposed addition is an irregularly shaped structure off the rear of the dwelling that would place the far wall 17' from the adjacent property line.

Mr. and Mrs. Cyphers were present and were invited to describe the project and explain the reason for the variance request. The couple explained that they would like to more fully utilize their property by adding a wood framed "three season" porch with a shed style roof on a pier foundation off the rear of the dwelling and at the same floor level as the first floor. Constructing a smaller structure would have resulted in too small of a porch to make the project feasible. They reported that they had spoken with Larry & Ellen Nobile, the property owners to the rear of their lot, and that they had no objection to the project. When asked, they indicated that the side of the addition would be 38' from the right-of-way of the street. The unusual shape of the addition was designed to avoid disturbing sentimental shrubbery plantings at the rear of the home. Power lines in the front of the dwelling prevented locating the addition in that area.

Once all question had been answered, the Board reviewed the criteria for granting the variance found in section 603 of the Bethel Zoning Ordinance. After some consideration, a motion was made by Keith Bollman to approve the request for variance of use based on the criteria in Section 603 of the Town of Bethel Zoning Ordinance that:

There are unique physical circumstances inherent in the structure that were not created by the appellant, and these conditions prevent the reasonable use of the property;

That granting the variance will not alter the essential character of the neighborhood

And that the variance will represent the minimum variance that will afford relief and would represent the least modification possible of this ordinance.

Newt Whitcomb seconded the motion and it was passed on a unanimous vote. The Board then approved minutes from the June 5 meeting with corrections.

There being no other business at hand, the meeting was adjourned at 7:35.

Respectfully submitted,

Eric Benson