

and a 35 foot side line variance of the required 40 foot side line setback in an R-80 zone. The resulting rear line setback requested is 5 feet and the resulting side line setback requested is 5 feet for a 12' x 24' shed. The property is located at 40 Minna Court, Cheshire CT 06410 as generally shown on Assessor's Map No. 86, Lot No. 77 in a R-80 zone. The application is on file and available for public inspection in the Planning Department, 84 South Main Street, Cheshire CT 06410.

Ms. Schain read a letter in support of the variance application from Madhavi Raghu and Sekhar Tatikonda, 30 Minna Court, Cheshire CT, dated June 4, 2018.

Michael Liapakis, 40 Minna Court, Cheshire CT, the applicant, presented the variance application to the Board.

Mr. Liapakis stated his family has lived at 30 Minna Court since July 2012. He is requesting a 35 foot rear line variance (of the required 40 foot side line setback) and a 35 foot side line variance (of the required 40 foot rear line setback) for a normal accessory building 12' x 12' but will have a larger shed...12' x 24'. The shed would be located in the corner of his property; there will be an 8 foot privacy fence built to keep the shed out of the sight of surrounding neighbors. Mr. Liapakis explained the need for this shed to house his many pieces of lawn equipment, children's toys, and other yard items.

Hardship – Mr. Liapakis commented on the property design not making sense. He cited hardships due to the topography of the property, the back of the property sloping downward, location of the septic system to the right of the patio, leaching fields trenching down to the right, sloping hill to the left, and landscaping. The top of the hill becomes more level, and the shed is unable to go anywhere else on the property. The location is out of sight, less visible, with the shed placed as far back as possible. Other homes in the area have sheds on their property. He has selected a 12' x 24' shed from Kloter Farms to be built on his property. Information on this shed was included in the application packet.

Mr. Noble likes the neighbor's support of the variance request, no one else having issues with the request, and the proposed location of the shed which is not visible from the street or to neighbors. He talked about two 12'x12' sheds meeting the zoning requirement, or if a variance would still be required. Due to the topography of the property, septic system and leaching field locations, support of neighbors, the private road, Mr. Noble has no problems with approving this request.

This is a private road, and Mr. Fasano said two sheds, 12'x12' could be put in two different locations.

is on file and available for public inspection in the Planning Department, 84 South Main Street, Cheshire CT 06410.

MOTION by Ms. Schain; seconded by Ms. Cianci.

MOVED that the Zoning Board of Appeals grant the variance of Section 32, Schedule B, Dimensional Requirements, for a 35 foot rear line variance of the required 40 foot rear line setback and a 35 foot side line variance of the required 40 foot side line setback, in an R-80 Zone. The resulting rear line setback requested is 5 feet and the resulting side line setback requested is 5 feet for a 12'x24' shed at 40 Minna Court, Cheshire CT, as generally shown on Assessor's Map No. 86, Lot #77.

Based upon the evidence presented at the public hearing and the general knowledge of the members of the Board, it is here by found:

That a hardship (topography, lot configuration, placement of septic) exists to the property which is not applicable to other properties in the district, and that to strictly apply the Zoning Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district.

That the variance is the minimum variance that will make possible the reasonable use of the land.

That the variance will not result in injury to the neighborhood or public welfare; and that granting of the variance will not confer upon the applicant any special privilege.

The scope of this variance is limited to that which is indicated in the plans and documents presented at this meeting dated June 4, 2018.

VOTE The motion passed unanimously by those present.

Ms. Nero informed the applicant that the variance has been approved; it will not become official until filed on the land records of the Town of Cheshire in the Town Clerk's office; and this is the responsibility of the applicant.

V. ACCEPTANCE OF MINUTES – January 3, 2018

MOTION by Ms. Cianci; seconded by Ms. Schain.

MOVED that the ZBA accept and approve the minutes of January 3, 2018 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VIII. OTHER ZONING BOARD OF APPEALS BUSINESS

Mr. Fasano distributed zoning regulation updates to the Board members for the zoning regulations book.

IX. ADJOURNMENT

MOTION by Ms. Cianci; seconded by Mr. Selmont.

MOVED to adjourn the meeting at 8:01 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk