

*RECEIVED September 28, 2022 1:17 PM
Kimberly Keil, Assistant Redding Town Clerk*

**Town of Redding
Zoning Board of Appeals Regular Meeting
Tuesday, 9/20/2022
7:00PM via Zoom**

Filed subject to approval.

Present:

Noel Cooke, Vice Chair
Jill Cilo
Scott Smith
Brian Matzke
Sarah Unfried, Alternate

Also Present:

Stephen Santa & Lauren Dzwil, Applicants

1. Call Meeting to Order

Vice Chair Cooke called the meeting to order at **7:06PM**.

2. Approval of the Tuesday, 5/17/2022 Zoning Board of Appeals Meeting Minutes & Motions (Meetings for June, July, and August 2022 were cancelled due to lack of a quorum).

Motion:

Ms. Cilo made a motion to approve the minutes and motions of the Tuesday, 5/17/2022 Zoning Board of Appeals Regular Meeting. Mr. Smith seconded the motion. The vote was unanimous, and the motion carried.

3. Public Hearing

Application #08-01-22 – 171 Redding Road (Map & Lot #42 & 40) – Owner Stephen Santa & Lauren Dzwil – Requesting a variance to reduce lot frontage from 50’ feet to 46’ feet for a front porch across the front of the house. Redding Zoning Regulation Section 4.6. *Variance requested is 4’ feet.*

Stephen Santa addressed the Zoning Board of Appeals (ZBA).

Mr. Santa wants to construct a front porch for multiple reasons:

#1 It will reduce noise coming into the house.

#2 It will modernize the house.

#3 It will improve usage of the second floor of the house.

Vice Chair Cooke asked Mr. Santa what hardship is specifically addressed by this application. Mr. Santa stated that his home was built prior to the current zoning regulations and is not sited properly (it's too close to the road). Any modifications made to the home will be in violation of zoning regulations.

Discussion followed concerning the proposed front porch and how it would affect the property.

Motion:

Mr. Matzke made a motion to close the Public Hearing and move to Deliberative Session. Mr. Smith seconded the motion. The vote was unanimous, and the motion carried.

Deliberative Session:

Vice Chair Cooke stated that he does not see an unusual hardship for this property.

Mr. Smith stated that noise abatement and unusual sloping are good reasons for granting a variance. Vice Chair Cooke stated that these items do not apply to the "unusual hardship" definition.

Mr. Matzke asked Vice Chair Cooke to confirm the reasons for unusual hardship. Vice Chair Cooke discussed various examples of unusual hardships.

Discussion followed concerning if any of the presented hardships would qualify as "unusual".

Motion:

Ms. Cilo made a motion to deny Application #08-01-22 – 171 Redding Road (Map & Lot #42 & 40) – Owner Stephen Santa & Lauren Dzwil – Requesting a variance to reduce lot frontage from 50' feet to 46' feet for a front porch across the front of the house. Redding Zoning Regulation Section 4.6. *Variance requested is 4' feet.* This is denied due to lack of unusual hardship. Ms. Unfried seconded the motion. There were 4 yes votes (Cooke, Cilo, Matzke, and Unfried) and 1 no vote (Smith). The motion carried.

Motion:

Mr. Smith made a motion to end Deliberative Session and return to the Public Hearing. Ms. Cilo seconded the motion. The vote was unanimous, and the motion carried.

Public Hearing:

Mr. Santa asked Vice Chair Cooke to forward him the relevant regulations so that any future additions and applications will follow regulations.

4. Possible Discussion/Administrative Matters

There was no additional discussion or administrative matters.

5. Adjournment

Motion:

Vice Chair Cooke made a motion to adjourn the meeting. Ms. Cilo seconded the motion. The vote was unanimous, and the motion carried.

Submitted by,
Zachary Smith