

**Minutes**  
**LITCHFIELD ZONING BOARD OF APPEALS**  
**February 2, 2021 - 7:30 p.m.**  
**Via Zoom**

**Members Present:** Brian Donohue Jeff Legendre, Brian McKernan, Bruce Watts, Lara Hillman, David Foss

**Members Absent: None**

Chairman Donohue opened the meeting at 7:32 p.m. with a roll call of the members and explained the format of the hearing.

**PUBLIC HEARINGS**

**Case 21-1-1** - To discuss and possibly act upon a request from Margaret Schmitt For a Front yard variance of 12.38' and side yard variance of 37.75' from RR Section 2 for deck and railings over existing garage roof for property at 23 East Litchfield Rd, South. The Chairman opened the hearing.

Ms. Schmitt was present for the application. The Board reviewed the return receipt mail cards. Ms. Schmitt explained that the deck was constructed four years ago over the flat roof garage located underneath. It was just a wooden deck with no railings. Just recently, her insurance company required her to add the railings for safety reasons, so she did. She didn't realize she needed permits until she approached the Town for a Zoning Certificate to sell the house. The house and lot were created in 1949 and is currently non-conforming in setbacks.

Eileen Porter Schmidt spoke in favor of the application. No one spoke against the application.

B. Watts moved to close the hearing at 7:47, L. Hillman seconded and the motion passed unanimously.

**Case 21-1-1** - To discuss and possibly act upon a request from Jonathan Zwick for increasing roof ridge line height 3' on existing barn from. GSR H(5) Non-conforming uses, buildings/structures - Enlargement or Additions, for property at 321 Prospect Mt. Road.

Mr. Zwick was present for the application. The Board reviewed the return receipt mail cards. He explained that the existing barn is in need of repair. He is not changing the foot print only slightly increasing the roof ridge line to allow for better access to the upper floor. The barn was built in the early 1800's. The Board agreed that the aesthetics of the new roof ridgeline was in keeping with the historic nature of the building.

The Chair read an email in support of the application from Reese Owens, Marshepaug Forest President. No one spoke in opposition to the application.

B. Watts, Moved to close the hearing D. Floss seconded and the hearing closed at 8:01 p.m.

**REGULAR MEETING**

**Consider Case – 21-1-1** – B. Donohue moved to approve the variance because the house is currently non-conforming and the deck doesn't increase the non-conformity and the railing is required for safety reasons, J. Legendre seconded and the motion passed unanimously.

**Consider Case - 21-1-2** – B. Watts moved to approve the variance because it will make the building more structurally safe and is not increasing the current non conformity, B. McKernan seconded and the motion passed unanimously.

**Approval of Minutes** – November 10, 2020 – B. Donahue moved to approve, J. Legendre seconded and the motion passed unanimously.

**Adjournment**

B. Donohue Moved to adjourn at, 8:11, D. Floss seconded and the motion passed unanimously.

Brian Donohue  
Chairman

Date

DRAFT