



CITY OF DANBURY

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ZONING BOARD OF APPEALS
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DRAFT MINUTES – REGULAR MEETING JULY 24, 2014 Room 3C

Joseph Hanna, Acting Chairman, called the meeting to order at 7:09 pm. Present were Hanna, Michael Sibbitt, Rodney S. Moore, Alt. Anthony Rebeiro. (Computer could not network to J: Drive).

Absent were Chairman Richard S. Jowdy, Herb Krate, Alt. Rick Roos.

Staff present were Sean P. Hearty, Zoning Enforcement Officer, Secretary Patricia Lee.

Moore made a motion to hear the items on tonight's agenda, #**14-21** through #**14-33**. Sibbitt seconded. Motion carried unanimously with four commissioners in attendance. Hanna described the procedure for a four man board: one must get four positive votes for approval. You need a unanimous vote, Hearty explained.

CONTINUATION OF PUBLIC HEARING:

14-21 – CONTINUED FROM 6/12/14: J & J Concrete Foundations, Inc., % Rui Ribeiro, 41 Balmforth Ave. (I13145), Secs. 4.B.3.a. & 8.B.1.b.(4)., reduce lot area from 4,000 sq.ft. per dwelling unit to 3,878 sq.ft. per dwelling unit; lot width from 100 ft. to 65.8 ft.; and driveway width for two-way travel from 24 ft. to 11.7 ft. for three-family dwelling (RMF-4 Zone). Hanna introduced # **14-21**, which was continued from 6/12/14. Hanna read the request, as Michael Mazzucco, PE, took the floor and signed in, representing the applicant J & J Concrete Foundations, Inc. Mazzucco said this was continued from 6/12/14. Mazzucco signed in. This is a continuation from the last meeting; continued as there were some questions. The building burned down in October last year, and it was torn down in December of last year. There was a question of the legality of building on the same footprint. We came in with a larger footprint, and there were many questions. Because of the new building code, it would make it very difficult to lay out a three-family. So they want to go for a reduction and only ask for a two-family; Herb Krate had said we could incorporate that. Mazzucco continued it's probably going to be different, less of a footprint, so we are asking for a two-family and just need the frontage variance from 100 ft. to 65.8 feet. In response to Rod Moore, the driveway will stay as we cannot do anything about that, Mazzucco said. Acting Chairman Hanna asked are there any questions? You could make that a condition; we would have no problem, Mazzucco said. Sibbitt said he had no questions. Acting Chairman Hanna asked is there anyone who wishes to speak for or in opposition to this variance request. Motion to close this public hearing by Moore. Second

by Rebeiro. Motion carried unanimously 7:15 pm. In the voting session, Hearty advised the commissioners. Moore made a motion to **approve** # **14-21**, Secs. 4.B.3.a. & 8.B.1.b.(4)., to reduce lot area from 4,000 sq.ft. per dwelling unit to 3,878 sq.ft. per dwelling unit; lot width from 100 ft. to 65.8 ft.; and driveway width for two-way travel from 24 ft. to 11.7 ft. for a **two-family** dwelling in the RMF-4 Zone, per plan submitted, and they must provide a **new** site map. Hearty said that will be addressed during permitting too. Sibbitt seconded the motion. Motion carried unanimously.

#**14-25** – Michael & Christina Maruffi, 6 Mendes Road (G05027), Sec. 4.A.3., reduce front yard setback from 40 ft. to 32.9 ft. for an addition to a single-family dwelling in the RA-40 Zone. Hanna introduced the #**14-25** petition for a single-family dwelling addition in the RA-40 Zone. Michael and Christine Maruffi came forward. Mike Maruffi introduced himself and signed in. Our current house is pre-existing, nonconforming; the plan shows the layout and the curvature of the road. Acting Chairman Hanna asked is it following the same pre-existing setback? Christine Maruffi said we have letters of support from our abutting neighbors. Acting Chairman Hanna read the two letters in support from McKeever and Durau. The Maruffi's submitted photos in addition, stating we want to help develop our neighborhood in a positive manner. Acting Chairman Hanna asked is there anyone here wishing to speak for or in opposition to this request? Rebeiro made a motion to close this public hearing. Second by Moore. Motion carried unanimously. Moore and Hanna said you can stick around for the voting session. Later, Rebeiro made a motion to **approve** this application, Sec. 4.A.3., to reduce front yard setback from 40 ft. to 32.9 ft. for an addition to a single-family dwelling in the RA-40 Zone, per plan submitted. Moore seconded the motion. Motion carried unanimously at 9:01 pm.

#**14-26** – CRA Builders, Inc., 27 Springside Ave. (K12012), Sec. 4.A.3., reduce side yard setback from 15 ft. to 8.0 ft. for new single-family dwelling in the RA-20 Zone. Acting Chairman Hanna introduced #**14-26**, Springside Avenue petition. Charles Aldridge came forward and signed in, stating he's been a local builder here for 30 years. He described the small lot and the small house it could accommodate. I want to maintain some proportion to the other homes in my neighborhood, and add some value to the street, and not overbuild. A single-family home, Acting Chairman Hanna asked. Aldridge confirmed a single-family residence. Acting Chairman Hanna asked are there any questions from the board? Rebeiro said it's just the setbacks, not the lot coverage. Aldridge confirmed this. Acting Chairman Hanna said it's a very narrow lot; not a big house. The commissioners studied the plans. Hanna said are there no questions? Is there anyone who wishes to speak for or in opposition to this variance request, Hanna asked. We'll let you know. Sibbitt made a motion to close this public hearing. Moore seconded the motion. Motion carried unanimously. In the voting session later, motion to **approve** Sec. 4.A.3., to reduce side yard setback from 15 ft. to 8.0 ft. for new single-family dwelling in the RA-20 Zone by Rod Moore, 27 Springside Avenue, per plan submitted. It is in keeping with neighborhood, the lots are mostly the same length, and it will not prove a detriment to the welfare, health and safety of the neighborhood. Sibbitt seconded the motion. Motion carried unanimously.

14-27 - Dean & Lauren Singer, 6 Abigail Rd. (E09041), Sec. 4.A.3., reduce front yard setback from 40.0 ft. to 34.8 ft. and side yard setback from 25.0 ft. to 21.2 ft. for expansion of single-family dwelling in the RA-40 Zone. Hanna introduced the Singer application. The existing is on the front page; the proposed on the second page, Singer

said. My designer Jonathan Incarnation is here also. Hearty clarified that they are still projecting in the side. Singer said the house has only one tiny bathroom; we've been married 4 years, and we want to stay where we are definitely. We have two girls and want to expand the family. Hanna asked about the dwelling expansion: the second story and the porch. Singer said the number of bedrooms remains the same. There were no questions from the commissioners, in response to Hanna's query. Moore said your only hardship is a growing family, but I don't know that this applies to the Zoning Board of Appeals. Sibbitt said it's a nonconforming lot. Moore said I'm just trying to find a hardship; I'm looking at the application. The pre-existing location of the house on the nonconforming lot. Motion to close this public hearing by Sibbitt. Moore seconded the motion. Motion carried unanimously at 7:29 pm. In the voting session, Tony Rebeiro made a motion to **approve # 14-27**, Sec. 4.A.3., to reduce front yard setback from 40.0 ft. to 34.8 ft. and side yard setback from 25.0 ft. to 21.2 ft. for expansion of a single-family dwelling in the RA-40 Zone, per plan submitted. Second by Moore. Motion carried unanimously at 9:03 pm.

14-28 - Lakeview Development Corp. (Paul Russo), 8 Driftwood Rd. (J03046), Sec. 4.A.3., reduce rear yard setback from 35 ft. to 19 ft. for an addition to a single-family dwelling in the RA-20 Zone. Hanna introduced this item. Russell Posthauer, PE, identified himself, saying they want to put a master bedroom on the first floor and get a decent staircase. The house has been there forever; it's nonconforming; it has never been upgraded. There are 2 bedrooms, but you have to go through one bedroom to get to the other bedroom. There is a retaining wall so we cannot go up the hill. They want a decent master bedroom. The hardship is basically it's an old house, and they are trying to make it more livable. Ribeiro asked the reduction is on the side of the lake? Moore asked have you had a conversation with Candlewood Lake Authority yet? Not yet, Posthauer said. The addition will be from the water's edge, about 40 feet, the old 440 line; the existing deck is not quite 42 feet off the edge of the water. We are not getting any closer to the water line, but we are in the rear setback area. Hanna asked are there any questions? Is there anyone who wishes to speak for or in opposition to this variance request, Acting Chairman Hanna asked. We'll let you know, Hanna concluded. Rebeiro made a motion to close this public hearing. Moore seconded the motion. Motion carried unanimously at 7:35 pm. In the voting session, Moore made a motion to **approve #14-28**, Sec. 4.A.3., to reduce rear yard setback from 35 ft. to 19 feet for an addition to a single-family dwelling in the RA-20 Zone, per plan submitted. The addition is to the south, closer to the 440 line of the Lake, and that will be addressed. It is in keeping with area, and it's per plan submitted. Tony Rebeiro seconded the motion. Motion carried unanimously.

#14-29 – Gregory McKenna, DMD, 138 Deer Hill Ave. (I15118), Sec. 4.D.3.a., reduce lot area from 4,000 sq. ft. per dwelling unit to 3,500 sq.ft. per d.u. to permit medical office on 1st fl. w/two-family dwelling on 2nd fl. (RH-3 Zone) Hanna introduced **#14-29**, and Paul Jaber, Attorney at Law, came forward and identified himself. We had a little dispute with Planning and that changed the lot area mix, but basically we are here for the same thing. This is the old Buzaid house. Dr. McKenna is not going to buy it. It's a .6 acre lot. We made no changes to the plan, and Planning wants us to call it a 2-family house. We deleted one parking space, Jaber said. It's just what you call it, two-family and mixed use, which is allowed. Jaber said I lost the argument with Planning. Building will be remodeled and a small reception area will be in the back, where the parking is. Are there any questions,

Hanna asked. Sibbitt asked don't you need a variance for the side yard? All those variances were previously approved, Jaber said. Hanna asked is there anyone who wishes to speak for or in opposition to this variance request? Motion to close the public hearing by Moore. Sibbitt seconded the motion. Motion carried unanimously at 7:40 pm. Moore made a motion to **approve #14-29**, Sec. 4.D.3.a., to reduce lot area from 4,000 sq. ft. per dwelling unit to 3,500 sq.ft. per dwelling unit to permit a medical office on the first floor with a two-family dwelling on the second floor in the RH-3 Zone. It was basically already approved as apartment units; it's just a matter of language almost, per plan submitted, Moore said. Tony Rebeiro seconded the motion. Motion carried unanimously at 9:06 pm.

14-30 - Spruce Trail Partners/Patrick Johnston, 8 Spruce Trail (H04006), Sec. 4.A.3., reduce front yard setback on Spruce Trail from 30 ft. to 25 ft. to enclose existing porch on a single-family dwelling (RA-20 Zone). Acting Chairman Hanna introduced this petition, and Pat Johnston signed in and introduced himself. We are looking to enclose the front porch; basically square the home off; one corner encroaches on the 30 foot setback. The full basement is already porous and leaking, and we are getting rid of the tragically looking front porch. It will improve the house and take care of the water problems as well, Johnston said. Acting Chairman Hanna asked are there any questions. Rebeiro said you are already encroaching. Moore said any approvals will be per plan submitted so we want it to be accurate. Hanna asked about the roof overhang. We measured it downstairs with JoAnne. My partner is the actual builder, Johnston added. Acting Chairman Hanna said we need to approve per plan submitted. I did not personally incorporate the overhang, so the measurement. Hearty said it's less than 25 feet so you should be okay. Any more questions from the board, Acting Chairman Hanna asked. Is there anyone who wishes to speak for or in opposition to this proposal, Hanna said. Matthew Lorenze signed in in favor. There was no opposition. Motion to close the public hearing by Sibbitt. Second by Rebeiro. Motion carried unanimously at 7:45 pm. Rebeiro made a motion to **approve** Sec. 4.A.3., to reduce front yard setback on Spruce Trail from 30 ft. to 25 ft. to enclose existing porch on a single-family dwelling in the RA-20 Zone, per plan submitted. Moore seconded the motion. Motion carried unanimously.

14-31 – Robert & Sharon Sass, 92 Carol Street (H22100), Sec. 4.A.3., reduce existing side yard setback on south from 15 ft. to 4 ft. for addition to existing SF dwelling (RA-20 Zone). Robert and Sharon Sass, Carol Street, Acting Chairman Hanna introduced this petition. Eedeet Hadaya, designer and neighbor, signed in and introduced this application and handed out photographs. This property was purchased in 2008 by Robert and Sharon Sass. Back in 2010 we asked for a variance and it was approved, Hadaya said, and a new septic system was put in the back at the same time. She described the layout of the home. Acting Chairman Hanna asked you are just finishing basement? She replied an addition; it will be two floors. It is nonconforming in the RA-20 Zone. We are looking at the addition, and there are three ways we could go at it. We are concerned in the front with the topography. The topography is not allowing us to go to the front. Going to the back, the new septic system will not allow us to go there. The only option is going to the side, Eedeet Hadaya said. If you look at the next handout that I gave you, the addition will be behind the carport. Hanna had questions about the carport. The basement addition will be below grade, Hadaya said. We're looking to minimize the impact to the community. Driving down the street, the first photo, you will not see anything, as the first photo demonstrates. The

next page shows the front of the house. You can see the addition if you come up the street driving north; there's a small opening where you will see it. Hadaya referred to her architectural drawing. Acting Chairman Hanna stated, for the record, we have a letter from the Lake Waubeeka Association, To Whom It May Concern, and Hanna read the letter into the record. The Lake Waubeeka Board defers to the ZBA Board as "we don't have the legal standing to address this issue. It is a City issue." (see letter of 7/22/14 from David L. Zwang). Joshua Isaacson is head of the LWA board. It's now up to you to decide; to approve it or not, Hadaya said. The last page shows you the topography. The lots are very small; it's very steep. Hanna said you already have a nice size house there. (Tape 1 flipped to side B.) The community was started as a summer community, and it's now an all year round community. All this information is coming from Vision Appraisal, and Hadaya described the square footage of some other residences on Carol Street, Danford Street, Marion Street, Old Boston Post Road, the Post Road. The Sass house is 1984 square feet now, and the addition will make it 2194 square feet. Coverage will increase. Rebeiro asked you can't go out the back due to the septic system? Hadaya replied yes. There are many homes in Lake Waubeeka that are in the setbacks, and some are built on the neighbor's lot. It was too short of notice to pull all the site plans, Hadaya said; every single house is set in to the setbacks. Mine is 900 sq.ft. and it's 6.5 feet from the property line; very typical to Lake Waubeeka, Hadaya said. Moore said Lake Waubeeka is one of our favorite communities; Mr. Krate is our esteemed commissioner. There are 265 homes in Lake Waubeeka, Hadaya said. I reviewed two to three for every street. OK, Hanna said, we will let you know. Acting Chairman Hanna asked is there anyone who wishes to speak for or in opposition to this variance request? Many hands shot up in the audience. Paul Schultz, from 101 Carol Street, identified himself and said we have compiled a summary report. Acting Chairman Hanna said everybody has a different opinion. Schultz said we could be here all night. If you take the people who raised their hands, there are 13 people here; three members of the Waubeeka board of directors; some have major concerns, so I am representing these neighbors. None of these people had any knowledge of this happening until Saturday. Schultz said the applicant made no attempt to let people know their plans. Our first issue is with the application itself. It was built in the fifties; it kind of gives you a vision of the neighborhood. The "Statement in Opposition to Granting Variance to 92 Carol Street" was given to the four commissioners by Schultz. This is about 2½ times the size of any other home in the neighborhood. The proposal will take that wall and move it 15 feet closer. It looks like all these houses are over the property lines, Acting Chairman Hanna said. Schultz said I went over and measured as best I could, so if you move the other wall, and that wall will be 15 feet above the rest. This picture is from his house, and we can't get in touch with him. Lee said sometimes the legal notice comes back to us, but it can take weeks. The effect on the neighborhood is you are going to have Fort Apache there, next to this little house. There is no unusual hardship, not a unique hardship; not topography, as all the other homes are sitting on a hillside with steep slopes. It's equally applicable to most of the homes in the neighborhood, Schultz said. The installation of the new septic system was after the variances, so this would be a self-imposed hardship. Schultz described what this dwelling proposes to add, and he compared it to what he did to his own home without variances; you can do it if you plan ahead. Now they have reasonable use of the property. This is the only property that has a carport; the only one in Lake Waubeeka. There's a local fire hydrant located in front of 90 Carol Street, and this steep slope may

make access to the hydrant difficult. You can't get your equipment in there. The summary therefore is this application should be denied, Schultz said. Thank you for listening to all of us in a summarized way. For your light reading the report includes some ZBA denials and court cases. Rebeiro described the distance of the carport from the property line. Hadaya said the carport is actually 6 feet from the property line. Schultz said we don't want it. Leon Eyn said I want to make some comments to clarify, and he described the four items that he has issues with. The last piece is just a nod to that design-wise; my home is opposite that structure, so what you would be approving would block permanently the views of others to the Lake. Moore said I'm looking for the vision appraisal map. Eyn explained the caboose situation and submerging the house next door; they constructed it in a way and landfilled; it's completely obliterated from having any skyline, so it would not only impact that house, and it is completely out of character with the community. It's really taking on a massive presence. Acting Chairman Hanna asked is there anyone else in opposition? 12 hands were raised in opposition in the audience. Hadaya said, for clarification, the three Waubeeka board members are here as community members, not as board members. When the addition was done, the front door is exactly where it was before. The basement level did not change, Hadaya continued. The proposed addition is behind the carport, so it's already blocking your view. Hearty said to Hadaya you've got to talk to the board. There is a building there that is higher, Hadaya said. A fire truck could not drive down this hill; it is impossible. It is important to Lake Waubeeka to move cars off the street, which would probably help the neighbors during snow storms, Hadaya added. The basement is not considered livable area. There are three homes on the Lake that are bigger than the Sass home, and she gave their addresses. There's a problem: the houses were just put wherever. My client should not be penalized, Hadaya said. Acting Chairman Hanna asked the square feet now? Schultz provided the tax assessor's field cards for the old and new house. Hadaya and Hanna discussed the square footage. I do not believe there is one home left that has not been added to. Some people will like this addition; some will not, Hadaya said. Acting Chairman Hanna said you are making a huge house on a small lot. Hanna said what's the real hardship; I think you have reasonable use with what you have. If you need more I think you could relocate the septic, Hanna said. Hadaya replied relocating the septic would have more impact on the neighbors, I think. It's very rocky. We are adding onto an existing play area in the basement, Hadaya said. Still the livable area is not the basement. Hearty said if you've got heat in it, it's usable area. Are there any questions from the board, Hanna asked. Rebeiro said you are coming 5 feet closer. There are some letters saying that these people have no say. She then read a letter in favor of the application from Jimmy Donegan. There are others in favor: seven in support, Hadaya said. I dropped envelopes to the City, so I was early on that. I sent an e-mail to the Lake Waubeeka Association, so it was not kept a secret; it was in The News Times. Acting Chairman Hanna asked you have 5 in support? Hadaya answered there are more: seven in support, and she stated their names. I understand it's a controversial issue. She handed the support letters to Secretary Lee. Again, it is a hardship as far as the City regs go. Any member who needs to build must come in front of you, so you must make the decision, Hadaya said. Schultz said nobody was told in Lake Waubeeka; no one came and said this is what we plan on doing. Hanna said it's one thing if you were not notified on time; another thing if you were not notified at all. Eyn said they met their legal requirements. Eyn discussed the timing of the proposal before the Lake Waubeeka

Association. He reiterated that there is no skyline; the impact on home values; those are most impacted. The value has not been addressed. I was in communication with the community; I did contact the board, it was not done in secret; it was done in the open. Nothing was done quietly, Hadaya said. Hanna said thank you. Lenny Stein came forward from 65 Post Road, and said my house was mentioned tonight; probably one of the largest on the Lake. The only thing I can say is I can only dream that everyone could fix up their house as the Sass's have done. Scott Setesak, from 94 Carol Street, identified himself and signed in. I'm not a fire person; maybe we should ask the fire marshal on this. Is there a hazard due to fire; it's not a City location where fire personnel would have access. Acting Chairman Hanna said point well taken. Rebeiro made a motion to close the public hearing. Moore seconded the motion. Motion carried unanimously at 8:38 pm. In the later voting session, Tony Rebeiro said I would like to see the neighbor four feet away give us a letter on this. Moore said we can certainly continue this or deny without prejudice. It's a big addition that's close to somebody's house. Tony Rebeiro made a motion to **deny without prejudice**, Sec. 4.A.3., to reduce existing side yard setback on south from 15 ft. to 4 feet for addition to an existing single-family dwelling in the RA-20 Zone. Second by Sibbitt, and add a fire safety note: I would not want to carry ladders down there. Denied without prejudice, Sean Hearty said at 9:10 pm. You are allowed to come back; no one-year wait. The application is denied without prejudice, Hearty concluded.

#14-32 – Codfish Hill Construction, LLC, 27 Ken Oaks Dr. (D16074), Sec. 4.A.3., reduce front yard setback from 40 ft. to 25 ft. for new single-family dwelling (RA-40 Zone). Hanna introduced **#14-32** for a new single-family dwelling. Attorney Francis Collins signed in for the Codfish Hill Construction, LLC, 27 Ken Oaks Drive, from the law firm of Collins Hannafin, representing the applicant on a 10,000 square foot lot. Collins described the location of the dwelling, built prior to the adoption of Planning and Zoning. I have a copy of the map for each member, and a copy for the record. The subdivision at that time was 52 lots, (Tape 2 side A inserted) and Collins described the sizes of the lots, making all lots pre-existing, nonconforming. On the whole east side the topography slopes downward. I want to also submit copies of the assessor's map, highlighted in yellow, and copies. Collins submitted photos of some neighboring homes. He described when zoning was first adopted in an old RA zone, making it virtually impossible to put a dwelling. The topography dictates where a house can be built. I request the board's consideration to approve this, Collins said. A gentleman in the audience said I have a question. Myles Tomblin, from 25 Ken Oaks Drive came forward and signed in. Mine is the house adjacent to the lot, and I'm concerned with what's going to happen to my lot. The road itself is very close to this property line; will there be a fence, will there be trees; will I be looking at a fence or a tree line? I've been maintaining it (27 Ken Oaks Drive). Collins deferred to Jeff Bruno, the contract purchaser who signed in. Bruno said two things: I would be willing to put in some evergreens or whatever, and he described how the house will be placed. Sibbitt made a motion to close the public hearing. Moore seconded the motion. Motion carried unanimously at 8: 50 pm. In the voting session, Moore made a motion to **approve**, Sec. 4.A.3., reduce front yard setback from 40 ft. to 25 ft. for a new single-family dwelling in the RA-40 Zone. These are all pre-existing. All lots are pre-existing, nonconforming; **stipulate** an evergreen row as agreed on by the applicant and the neighbor Myles, per plan submitted. Sibbitt seconded the motion. Motion carried unanimously.

#14-33 – Robert Brainard, 30 Belair Drive (C06108), Sec. 4.A.3., reduce front yard setback from 40 ft. to 13.2 ft.± on Rodline Road and to 34.6 ft. ± on Belair Drive for expansion of an existing single-family dwelling. (RA-40 Zone) Brainard signed in for 30 Belair Drive for the expansion of single-family dwelling. Robert Brainard said we had a fire in February and we are looking to make some changes when rebuilding. It is pre-existing, nonconforming. This map has two more dimensions which are not added there. It is an A-2 survey. We want an addition on the back, and also to extend the garage. The side toward Belair is currently pre-existing, nonconforming. The addition is of two dimensions; there is no change in anything that was advertised, Brainard confirmed to Rod Moore. It is pre-existing, nonconforming; a corner lot, so there are two front yard setbacks. We do not have a reasonable place to put a storage shed, due to the topography, so that's what we are up against, Brainard said. Sibbitt said I used to live up there. Brainard explained why he cannot shift the interior areas of the house: I am working with Leigh Overland, a local architect; this shows details of the house as it exists, and the changes that are proposed. I consider the front of the house to be on the Belair side. Acting Chairman Hanna asked how big a house? 2080 sq. ft. livable area, however you define that, Brainard said. 420 sq.ft., that was the dimensions that were added on this survey. Hearty said you look okay. Brainard described we currently have a two-car garage; we don't want a three-car garage, just a storage area for homeowner equipment. I do have letters from neighbors; I showed it to them, discussed it with them, and they have their signatures there for you to see, Brainard said. Brainard reiterated his four hardships, including the interior layout and the topography. Acting Chairman Hanna asked are there any questions from the board? Is there anyone who wishes to speak for or in opposition to this proposal, Hanna asked at 8:58 pm. Rebeiro made a motion to close the public hearing. Sibbitt seconded the motion. Motion carried unanimously. In the voting session, Sibbitt made a motion to **approve #14-33** Sec. 4.A.3., reduce front yard setback from 40 ft. to 13.2 ft.± on Rodline Road and to 34.6 ft. ± on Belair Drive for expansion of an existing single-family dwelling in the RA-40 Zone. The hardships are the two front yards, and the topography. The house is a large improvement for other houses that are up there, per the latest plan received 7/24/14. Rebeiro seconded the motion. Motion carried unanimously.

We cannot approve the June 12, 2014 meeting minutes, Sibbitt said, as there is no quorum.

Motion to close the public hearing section of this meeting by Sibbitt. Rebeiro seconded. Motion carried unanimously at 8:59 pm.

Moore made a motion to adjourn. Sibbitt seconded the motion. Motion carried unanimously at 9:14 pm.