

Town of Andover Connecticut  
Community Room, 17 School Road, Andover

Zoning Board of Appeals

Regular Meeting  
June 21, 2017, 7:00 PM

A G E N D A

1. Call to Order
2. Roll Call/Seating of Alternates
3. Additions/Changes to the Agenda
4. Public Participation
5. Old Business:

Applicant: Daniel Roy, 2120 Tuckerbunn Drive, Charlotte, NC. Location: 332 Lake Road, Andover, CT, map 43, block 47, lot 145 for relief from Section 11.2 (Space Requirements) of the Andover Zoning Regulations by requesting a variance to increase the total building height from the maximum structure height average of 25 ft. to 29.9 ft., to decrease the rear yard setback from the required 75 ft. to 54 ft., to reduce the total side yard setback from the allowed 50 ft., to 30 ft., having a setback of 10 ft. on the east property line and 20 ft. setback to the west and to increase the total lot coverage from the required 12% maximum to 16.8% in order to demolish the current structure and construct a new residence.

6. New Business
  - a. Applicant: Proulx Building and Remodeling, LLC, 132B West Stafford Road, Stafford, CT. Owner: Richard Repay, 63 Knollwood Rd., Manchester. Location: 119 Lakeside Drive, Andover, CT, map 44, block 047, lot 000289 for relief from Section 11.2 (Space Requirements) of the Andover Zoning Regulations by requesting a variance to install a new sun-room on an existing deck which is 12' off the side yard now and calls for a 20' side yard.
  - b. Discussion on Town Regulations regarding non-conformance of structures and lots. John Valente will present Attorney Branse's language regarding this.
  - c. Discussion on Regulation 4.1.4
  - d. Discussion on a variance with a hardship vs a Special Permit application (J.V to provide information from Columbia, CT as an example)
7. Approval of Minutes: May 17, 2017 Regular Meeting Minutes.
8. Correspondence:
9. Adjournment

**\*\*Commission Members; please call the Building Department at 860-742-4036 Extension 3 by noon on Monday if you are unable to attend.**

