

TOWN OF FARMINGTON  
ZONING BOARD OF APPEALS  
MEETING

February 20, 2024

Present for the online web conference were Chair Schoenhorn, Commissioners Callahan, Cloud, Gemski, Walsh and Alternate Commissioners Dess-Santoro, and Subramanian. Assistant Town Planner Daigle and Clerk Michaud were also present. The meeting was called to order at 7:08 p.m.

Assistant Town Planner Daigle and Clerk Michaud were present in the Development Conference Room. All others were present online.

Chair Schoenhorn appointed Alternate Commissioner Dess-Santoro to participate in place of absent Commissioner Grady Benson.

Secretary Gemski read the legal notice into the record.

**PUBLIC HEARING**

Jack Kemper – 19 Carrington Lane

Application for variance to reduce the North side yard setback from 10 feet to 1.6 feet and the East rear yard setback from 25 feet to 3.5 feet to connect and expand an existing detached garage to an existing house at 19 Carrington Lane, R20 zone. Mr. Kemper presented the site plan to show the current garage does not conform to the 5-foot setback for a detached accessory structure. It is located 3.5 feet from the rear property line. An attached garage would need to be 25-feet from the rear property line. Mr. Kemper stated they would like to maintain the existing driveway and retaining wall and that if they added a garage to the front of the of the house it would alter the character of the home and would not be consistent with the neighborhood. In addition, the lot is a legal non-conforming corner lot and is less than half the area of the zone. Mr. Kemper next presented the proposed elevations to demonstrate the additions proposed will retain the same style and materials of the existing home. Commissioners asked clarifying questions about the mudroom addition to connect the house and the detached garage, and confirmation that the garage will be expanded approximately four feet into the existing driveway. Mr. Kemper used the site plan and photos to provide additional clarification.

There was no public comment in favor or in opposition to the application.

The public hearing closed at 7:21 p.m.

Upon a motion made and seconded (Callahan/Walsh) it was unanimously

**VOTED:** To approve the Jack Kemper application for variance to reduce the North side yard setback from 10 feet to 1.6 feet and the East rear yard setback from 25 feet to 3.5 feet to connect and expand an existing detached garage to an existing house at 19 Carrington Lane, R20 zone as presented and on file in the Planning Office.

Commissioners voting in favor of the application felt the applicant sufficiently demonstrated hardship and that the proposed addition would not alter the character of the neighborhood.

## **MINUTES**

### **Meeting Minutes**

Upon a motion made and seconded (Gemski/Cloud) it was

VOTED: To approve the January 18, 2024 Zoning Board of Appeals Administrative, Organizational special meeting minutes.

Upon a motion made and seconded (Callahan/Gemski) it was

VOTED: To approve the January 18, 2024 Zoning Board of Appeals special meeting minutes.

## **PLANNER'S REPORT**

### **2024 Commissioner Training Requirement**

Assistant Town Planner reminded the Board that training must be completed by the end of February and to let him know when they have done so. Certification of completion of training is required to be submitted to the Town Council by March 1, 2024.

The meeting was adjourned at 7:28 p.m.

*SJM*