

Town of Windham
ZONING BOARD OF APPEALS

DATE: **Thursday June 5, 2008**

TIME: **7:00 P.M.**

PLACE: **Windham Town Hall, 979 Main St., Willimantic**

A G E N D A

I. Call to Order

II. New Business - - DISCUSSION/POSSIBLE ACTION

1. **Public Hearing- continued Jeffrey Machie 17 Russ Dr., Willimantic** Variance from setback restrictions to build a large addition to the existing house that is a non-conforming property.

III. Routine Business - DISCUSSION/POSSIBLE ACTION

1. Approval of Minutes
2. Correspondence
3. Miscellaneous

III. Adjourn

Robert A. Coutu, Chair

Town of Windham

MEMORANDUM

TO: Windham Zoning Board of Appeals
FROM: James Finger, Town Planner
DATE: June 16, 2008
SUBJ: Planner's Report for next meeting

Jeffrey Machie 17 Russ Dr., Willimantic. This application is for a variance from setback restrictions to build a large addition onto the existing home. The property is a collection of three small lots created prior to zoning that does not meet the current requirements of the district. Currently, the owner has a small house measuring 20'X24' and a garage measuring 22' X 25'. He would like to have a larger home involving a 30'X30' two story addition along with a 10'X 18' two story connector to the older part of the house.

The existing house is thirty feet from the edge of pavement of the street at its closest point. The addition is now shown at a similar distance of thirty feet, and meets the setback rules from the street line, but the addition will still cross an internal property line. There is a practical difficulty in complying with the twenty foot side-yard setback because of the configuration of the small non-conforming lots that were created prior to zoning regulations. These other lots could not be conveyed out as building lots, because they are too small.

The property is unique in that it has three sides facing a street. The setback rules for the district require 30 feet from each street line, and twenty feet from the side property line. In addition, the Health District has specified that the front portion of the property must be reserved for a replacement leaching field for any future repair, and has provided a report on the addition – indicating that the existing 1,000-gallon septic tank septic system is acceptable as proposed based on the information from the owner that there will not be any change in the number of bedrooms. The staff has no objection to granting the variance provided that the owner is required to keep all of the lots together for the property as a single family dwelling.