

Town of Windham
ZONING BOARD OF APPEALS

DATE: Thursday May 1, 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 - Public Hearings - DISCUSSION/POSSIBLE ACTION

1. **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 addition will almost double the size of all of the existing structures including the garage, and is proposed to come within eleven feet from the edge of the street on Russ Drive, along with crossing an internal property line. This is due in part from the owner's desire to match the alignment of the existing house, which sits at an angle to the street.

The existing house is thirty feet from the edge of pavement of the street at its closest point (the street right of way may cut into this area by ten to fifteen feet). He may be able to keep the addition at a similar distance of thirty feet, and more closely meet the setback rules from the street line, but the addition would have to follow a line parallel to the street. Perhaps there is some practical difficulty in doing this, but I am not familiar with the internal layout of the house, or the design constraints of having part of the house at a different alignment.

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 will need to provide a report on this proposal, as the existing house only has a 1,000-gallon septic tank.