

**Town of Windham  
ZONING BOARD OF APPEALS**

**DATE: Thursday June 4, 2009**

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

**PLACE: Willimantic Police Classroom, Meadow St., Willimantic**

**A G E N D A**

**I. Call to Order**

**II. New Business - DISCUSSION/POSSIBLE ACTION**

1. **Gina DeVivo-Brassaw – 194 South Park St., Willimantic** – application for a Special Exception to convert in-law dwelling into an accessory apartment adjacent to primary residence.
2. **Perception Programs, Inc. - 215 & 219 Valley St., Willimantic** – continuation of hearing from May 7<sup>th</sup> - seeking variances from building setback regulations to extend an enclosed walkway along the adjoining property line close to the property line, and to connect two existing accessory structures on both properties.
3. **Kingdom Life Christian Church – 280 Jackson St., Willimantic** – application for variances from Section 33.5 to build addition & second floor on existing non-conforming building for new Church in a B-3 District;

**III. Routine Business - DISCUSSION/POSSIBLE ACTION**

1. Approval of Minutes
2. Correspondence
3. Miscellaneous

**IV. Adjourn**

**Robert A. Coutu, Chair**

# Town of Windham

## MEMORANDUM

TO: Windham Zoning Board of Appeals  
FROM: James Finger, Town Planner  
DATE: May 27, 2009  
SUBJ: Planner's Report for next meeting

*Please note if you are not coming to the meeting,  
Please call 465-3041 to let us know. Thank You!*

**Gina DeVivo-Brassaw – 194 South Park St., Willimantic** – This is an application for a Special Exception to convert an in-law dwelling into an accessory apartment adjacent to primary residence. Last year, the Board approved the in-law conversion of the former business use, and the owner was going to have the elderly parents live here. After beginning the renovation work, much more of the building had to be renovated, and then the in-laws decided not to move in. Now the owner would like to rent out the dwelling, but this requires approval from the Board as outlined in the regulations and the permit restrictions. The dwelling is in a separate building, with its own utilities. Since the property had been used for business purposes in the past, and is adjacent to a convenience store, the proposed use is not anticipated to create unusual traffic, and there is sufficient parking in the rear.

**Perception Programs, Inc. - 215 & 219 Valley St., Willimantic** – This is a continuation of hearing from May 7<sup>th</sup> - seeking variances from building setback regulations to extend an enclosed walkway along the adjoining property line close to the property line, and to connect two existing accessory structures on both properties. The purpose is to convert one of the structures used as a garage and storage building to create a larger meeting and counseling area for the residents occupying both properties. Both properties are non-conforming because of their maximum lot coverage, lack of parking, and intensity of use.

**Kingdom Life Christian Church – 280 Jackson St., Willimantic** – This is an application for variances from Section 33.5 to build addition & second floor on existing non-conforming building for new Church in a B-3 District. The Zoning Commission approved the use of the property as a Church, but not the construction of the addition and second floor. The existing portion of the building to be expanded was used for storage and as a garage, and is in serious disrepair. The building is very close to two properties, and the applicant wants to extend the building to the north closer to another neighbor's property – but they don't know where the property line is. They also want to extend the height to provide classrooms and office space on the second floor. The only way that I could imagine them doing this is to demolish the existing garage, and building an entirely new structure. They have some room in the front of the property on Jackson St. where it wouldn't affect this neighbor on Carey St., but I don't know if it's enough space.