

**ROXBURY ZONING BOARD OF APPEALS  
PUBLIC HEARING  
FEBRUARY 18, 2010  
MINUTES**

**CALL TO ORDER**

Mary Wright, Chairman, called the meeting to order at 7:30 p.m.

**IDENTIFICATION OF MEMBERS**

Members Present: Mary Wright, Tom Zaleta, William Davies, Nanette Falkenberg and Jean O'Reilly

Alternates Present: Margaret Minor

Others Present: Mark Drendel

**PUBLIC NOTICE**

The Legal Notice published in the Voices February 10th and February 14th:

The Roxbury Zoning Board of Appeals will hold a Public Hearing on Thursday, February 18, 2010 at 7:30 PM at Roxbury Town Hall to consider the application of Mark Drendel for a variance to the Zoning Regulations due to non-conformity with the setback requirements for the proposed addition to the dwelling located at 2 River Road, Roxbury, CT

**NEW BUSINESS**

Mark Drendel – 2 River Road- Proposed addition to dwelling

Mark Drendel submitted certified mail receipts from neighboring properties for the record. Mr. Drendel presented Brian Neff's design, which illustrates his hardship. He explained that the existing house built in 1920 sits close to the road. The only way to do an addition is to ask for a variance. The current house does not fit within the current setbacks. He noted that the addition consists of a family room with a fireplace. Above the family room there will be a master bedroom. The current master bedroom will be converted to enlarge the existing bathroom. He clarified that there will not be an increase in the number of bedrooms; he is merely changing the use of the house. His proposal is to add a 720 square foot addition, which will look like something that was done in the 1930s. He distributed pictures depicting what the addition would look like. The addition would be 25 feet from the road.

A motion was made by Nanette Falkenberg to close the Public Hearing of Mark Drendel – 2 River Road- Proposed addition to dwelling. The motion was seconded by Jean O'Reilly and carried unanimously.

The Board agreed that this was an improvement with a nice design. There is no alternate place for the addition that would not be encroaching on setback. They noted that the proposal is not for a large addition.

A motion was made by Jean O'Reilly to grant the setback variance for the application of Mark Drendel – 2 River Road- Proposed addition to dwelling. The motion was seconded by Nanette Falkenberg and carried unanimously.

Mary Wright stated that she voted to grant the variance because this is the only place for the addition and the proposed addition will look like it belongs with the original house.

Jean O'Reilly agreed with Mary Wright and noted that this is the best possible position for the addition.

Nanette Falkenberg voted in favor for all of the aforementioned reasons and added that the applicant responded to all of the Board's concerns in his previously proposed plan.

William Davies voted in favor because this is a well-designed plan, which is not unreasonable. It only affects one side of the property.

Tom Zaleta voted in favor for all of the previous reasons given.

Mary Wright distributed information on parliamentary procedure forwarded by Barbara Henry.

A motion was made by Jean O'Reilly to adjourn at 7:47 p.m. The motion was seconded by Nanette Falkenberg and carried unanimously.

Respectfully submitted,

Tai Kern,  
Secretary

*These minutes are not considered official until approved at the next Meeting of the Roxbury Zoning Board of Appeals.*