

Minutes of June 1, 2015 Public Hearing of the Civic Association of Short Beach Zoning Board of Appeals at The Orchard House Concerning the Application for Variances for Property at 40 Beckett Ave.

Present: Tom Horrigan (chairman), John Elgee (secretary), Mathew Snyder, Martin Hallier, and Helen Wong.

Absent: David Steinman and Norma Bennun.

Meeting called to order at 7:37 P.M.

Minutes: Two regular members being absent Mathew Snyder was designated as a replacement for David Steinman and Martin Hallier was designated as a replacement for Norma Bennun.

Present in the audience were Will Petropoulos (applicant), JoAnn Mitchell (owner), Ron Bono (owner of 15/17 Bristol St. property), Justine Gillen (owner of 53 Beckett Ave. property) and Chris Collins.

Will Petropoulos described the proposed renovations which were enclosing front porch (facing Beckett Ave.), extending side porch (facing Bristol St.), extending and enclosing back porch (north side of house), tearing down present metal garage to be replaced and moved by building a new garage (12 feet X 24 feet by 20 feet high) to the west side of property.

Mr. Petropoulos stated their hardship was the fact that they had no storage space or closets in the house and the basement is wet and damp throughout the year therefore not useable for normal storage. The garage is too small for any storage and by moving the location of the garage and enlarging it would open up space in the present driveway for two parking spaces plus a third space in the garage as well as storage space in the upper part of the expanded garage. Also mentioned because the upper bedroom ceiling had been expanded prior to their purchase of the house ½ half of the attic had been taken away by this expansion. Mr. Petropoulos was asked how this is a unique hardship and he cited a number of other neighboring properties which had 2 or more parking spaces available to them, but had not done a complete audit of the district.

Martin Hallier questioned Mr. Petropoulos as to which street was the front of his property and he chose to have Bristol Street considered the front of his property for this variance request.

Ron Bono (owner of property at 15/17 Bristol St. abutting 40 Beckett Ave. on the north side) spoke in opposition of variances applied for. Stated raising the garage to 20 feet would block the sun from his property and would cause drainage problems for his property, increased parking expansion to possible 3 cars would cause increased exhaust emissions and health issues and construction equipment would cause possible problems to his foundation. He finally stated if the variances went through he would hold people accountable for any damage to his property.

Justine Gillen (owner of at 53 Beckett Ave. abutting 40 Beckett Ave. on the west) spoke in favor of the variance request. She stated that she felt the lack of storage space was a hardship.

JoAnn Mitchell (40 Beckett Ave. owner) spoke about the lack of storage space in the house also.

Tom Horrigan closed the public hearing at 8:17 P.M. and stated that we would let the applicants know when a decision had been reached. Chris Collins questioned when we would rule on 40 Beckett Ave. application? Said agendas of ZBA not on CASB website. John Elgee stated he would start placing agendas on website as well as in Short Beach Post Office and on church bulletin board.

John Elgee

ZBA Secretary