

APPLICATION OF JAMES SCIANNAOctober 8, 1959

Pursuant to publication in the Town Crier September 10, 1959 and postponed from the September 17th hearing, a hearing was held by the Zoning Board of Appeals of Westport in the Town Court room on Thursday October 8, 1959 on the application of James Scianna for a variance of the side yard requirement on a parcel of land at 66 Harbor Road.

All members of the Board were present.

The application was read.

Mr. Capasse questioned the accuracy of the map filed with the appeal and after discussion, it was agreed that the hearing be continued to allow Mr. Scianna to secure and present a more satisfactory map.

On October 8, 1959 the hearing was resumed. Mr. Scianna explained that he wishes to build an addition to use as a boiler room because he does not wish to put the furnace in the house. The revised map, designated as exhibit B, showed the proposed addition three feet from the westerly line. The next house is about three feet from the side yard or six feet from the proposed addition.

He presented a statement by Andrew M. James, Jr. stating that he has no objection to the erection of the addition as long as there is three or four feet between it and his house.

Mr. Capasse was not sure that the map is correct but did not press the question.

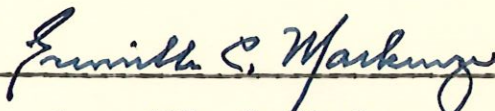
No one opposed the appeal.

In executive session the following resolution was unanimously adopted. Resolved: "That the application of James Scianna be granted for a variance of the side yard requirement on a parcel of land at 66 Harbor Road, to permit the erection of a boiler room three (3) feet from the westerly side line." Effective October 16, 1959.

This variance was granted on the ground of hardship and practi-

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cal difficulty due to the smallness of the lot and in consideration of the non-conformity of this development.



Grenville C. Mackenzie  
Secretary  
Zoning Board of Appeals

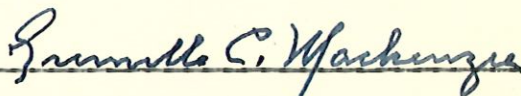
This case was heard again on this 14th day of January, 1960 because of the inadequacy of the publication of the Legal Notice for the October 8th last hearing.

The Legal Notice appeared in the Town Crier on January 2nd and 7th, 1960 and was read by the Chairman.

Members present were Mr. Sollitt, Mr. Mackenzie, Mrs. Schuck and Mr. Capasse.

The applicant, through his Attorney Arnold Fasano, stated that he wished to stand on the application as made for the October 8th hearing, and the evidence and argument made at that time. All the proceedings of the October 8th, 1959 hearing were incorporated as a part of the proceeding of this hearing. No one appeared to oppose the granting of the application.

In executive session the Board considered the proceedings of the October 8th hearing as made a part of this hearing, and unanimously we adopted the resolution at that hearing.



Grenville C. Mackenzie  
Secretary  
Zoning Board of Appeals