



ZONING BOARD  
OF APPEALS

LYME TOWN HALL  
480 HAMBURG ROAD  
LYME, CT 06371

## **LYME ZONING BOARD OF APPEALS**

**The Lyme Zoning Board of Appeals held a regular meeting/public hearing on  
March 16, 2023 at 7:30 p.m. at the  
Lyme Town Hall, 480 Hamburg Road, Lyme, CT 06371**

MEMBERS PRESENT: Fred Harger, Jack Sulger, Toni Phillips, Judy Davies, Anna James (alternate), Ross Byrne ZEO, Lannie Mossberg Secretary.  
Absent Member: Winnifred Gencarella

Harger called the meeting to order at 7:33 PM  
Alternate member James was seated for absent member Gencarella.

The minutes were accepted with the changes of Davies being a full member, and no motion for minutes.

Sulger read the Agenda & Application.

**VARIANCE 2023-01:** Lee P. & Olivia M. Scaros; 137 Beaver Brook Rd., Lyme Ct 06371; Proposal to construct a 23' x 15' screen porch off the rear of the house; lot does not meet the square footage minimum for the RU80 zone.

Attorney Casella present representing present homeowners Lee & Olivia Scaros  
Casella spoke explaining why the Scaros were looking for a variance. They applied a few years back with wetlands commission being denied due to the stream nearby. Wetlands suggested a different place on the property. Casella also explained that it is a hardship because it's an RU 80 lot and smaller than required because of zoning regulations, as well as it is a unique dwelling located on the street. The porch would be located in the back of the house where it would not be seen from the street.

A comment from neighbor, Kozlowski, stated the Scaros brought the house back to life, so they encourage the build. A few questions from the board were asked and confirmed.

James made a motion to approve the variance seconded by Davies. The Board was in agreeance since all five elements were made. Unanimous.

New business of meeting guideline procedure was discussed. Byrne commented he will discuss with the town attorney. Harger questioned if the commission has any training that needs to be completed to make sure the commitment requirements are met. Byrne confirmed they are up to date as of now.

The meeting was Adjourned at 8:09 p.m.

Respectfully submitted,  
Lannie Mossberg Secretary