

TO: MEMBERS OF THE ZONING BOARD OF APPEALS

DATE: August 31, 2011

RE: REGULAR MEETING – WEDNESDAY, SEPTEMBER 7, 2011

The Zoning Board of Appeals will hold a meeting on Wednesday, September 7, 2011 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall, 5866 Main Street, Trumbull, CT on the following applications.

AGENDA

PUBLIC HEARING

Application #11-26 – Joan & Richard Watnick, 108 Elliott Road

Variance of Art. I, Sec. 4 and Art. III, Sec. 1 with respect to insufficient yard requirements to expand an existing non-conforming use to construct a 31'x14' one-story addition 31' from the rear property line and 12.8' from the E/S property line.

Application #11-27 – Francis Tatto, 46 Lynwood Drive

Variance of Art. I, Sec. 4 and Art. III, Sec. 1 & 2.3 with respect to insufficient yard requirements to expand an existing non-conforming use to construct a front porch, on a corner lot, 31' from the front property line (including stairs) and 38' from the street side (Ridgeview Avenue).

Application #11-28 – Laura Szamatulski, 2 Spruce Street

Variance of Art. I, Sec. 4 and Art. III, Sec. 1 & 2.3 with respect to insufficient yard requirements, on a corner lot, to expand an existing non-conforming use to construct a single story 28'x24' attached two-car garage 30.6' from the front property line and 10.6' from the street side (Linden Avenue).

Application #11-29 – Mark and Kathleen Ariano, 303 Lawrence Road

Variance of Art. I, Sec. 4 and Art. III, Sec. 1 with respect to insufficient yard requirements to expand an existing non-conforming use to construct a second story addition over existing footprint, a 22.7'x10' one-story addition 32.8' from the rear property line and expand the existing deck (including steps) 20.7' from the rear property line at its closest point.

Application #11-30 – Scott Farquharson, Agent for Stephen and Kyle Taylor, 7 Pinehurst Street

Variance of Art. I, Sec. 4 and Art. III, Sec. 1 with respect to insufficient yard requirements to expand an existing non-conforming use to construct an 8'x29' open porch 20.8' from the front property line (including stairs) and 14.5' from the W/S property line.

Application #11-31 – Greater Bridgeport Board of Realtors, 572 White Plains Road

Variance of Art. II, Sec. 2.1.3.1 to permit parking in the front yard and within the side yard closer to the street line than the existing dwelling in a Professional Overlay Zone.

Application #11-32 – Cindy Dean, 315 Church Hill Road

Variance of Art. I, Sec. 4 and Art. III, Sec. 1 with respect to insufficient yard requirements to expand an existing non-conforming use to construct a roof over the entryway located 29' from the front property line.

Application #11-33 – Dereck Pettway, 10 Regina Street

Variance of Art. I, Sec. 4 and Art. III, Sec. 1 with respect to insufficient yard requirements to expand an existing non-conforming use to construct a second story addition over the attached garage located 10.2' from the W/S property line and 30.8' from the front property line.

Application #11-34 – Sal DiNardo, Lot 12 Main Street

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to construct a 1,600 sq. ft. residential dwelling 15' from the N/S property line and 15' from the S/S property line.

REGULAR MEETING

Consider and act on pending applications.

September 1, 2011

Application #11-31 (September 7, 2011 ZBA agenda)

Zoning Board of Appeals Commissioners:

Staff recommends that ZBA not approve a variance proposed by the Greater Bridgeport Board of Realtors to allow both side and front yard parking at 572 White Plains Rd. This property is located within the Professional Office Overlay Zone (POOZ) (formerly known as the Design District). The proposal is for a large parking lot containing 50 spaces to accommodate classes that the Board of Realtors proposes to hold at this location. Classrooms are not an allowed use in the POOZ. Only professional offices are allowed. The intent of the overlay zone is to permit small scale offices for professionals as an alternative use to residential. However, the reason offered for proposing a large parking lot at 572 White Plains Road is to permit a use that is not allowed.

The applicants have explained that if the parking variance is allowed by ZBA, they will then proceed to P&Z with the site plan and use request (The application they initially filed included a "use variance" as well as the parking variance.) Staff explained to them that land use changes are the purview of P&Z and that they can not obtain a land use variance from ZBA. The applicants then agreed to modify the notice and request to ZBA to only address the parking.

Staff suggested to the applicants that the parking lot variance application also be withdrawn because a large scale 50 space parking lot with parking spaces in front and on both sides of the former dwelling unit is entirely inappropriate in the POOZ which is intended to allow only small scale office uses while still retaining a residential character. Surrounding the house with a large parking lot and holding large classes there is very far outside the intent of this overlay zone.

We have also received input from residents at the neighboring Village of Twin Brooks that they are opposed to this proposal due to concerns about neighborhood character and traffic.

By: _____
Helen Granskog
Clerk of the Zoning Board of Appeals

COMMISSION MEMBERS: PLEASE CONTACT THE ZBA OFFICE AT 452-5044, IF YOU ARE UNABLE TO ATTEND.