

ZONING BOARD OF APPEALS
March 6, 2013

A regularly scheduled meeting of the Zoning Board of Appeals, of the Town of Trumbull, was held in the Council Chambers of the Trumbull Town Hall on Wednesday, March 6, 2013.

Members Present: Michael Muir, Chairman
Richard Puskar, Carl Scarpelli, Joseph Vitrella and alternate
Richard Mayo.

Also Present: Douglas Wenz, ZEO

The following is a brief summary of the meeting; a complete record is on tape, on file, in the office of the Zoning Board of Appeals located in the Trumbull Town Hall.

A quorum being present the Chairman called the meeting to order at 7:31 p.m.

In the absence of Commissioner David Preusch, alternate Richard Mayo was designated the fifth voting member for tonight's meeting.

PUBLIC HEARING

Application #13-05 – Robert and Julie Bruce
7 Hemlock Trail

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to insufficient yard requirements to construct a two-story 510 sq. ft. addition 14.5' from the W/S property line as well as a one-story 62 sq. ft. addition 44.2' from the front property line, including overhang, increasing the existing non-conforming use.

The applicant Julie Bruce came forward and provided an overview of the proposed renovations to her home.

Ms. Bruce noted that the lot is small in area (23,000 sq. ft.) and similar in size to most parcels in this neighborhood.

The applicant submitted a photograph of the backyard to show the proposed location of the rear addition and how it would blend into the existing footprint. The proposed construction to the front of the house was described as primarily a three foot roof overhang extending out over the doorway.

This concluded the Public Hearing.

REGULAR MEETING

The Commission went into work session and took action on tonight's application, as follows.

MOTION MADE (Scarpelli), seconded (Vitrella) and unanimously carried (Muir, Mayo, Puskar, Scarpelli, Vitrella), to approve Application #13-05, as presented and plans submitted.

In voting for approval the Commission noted that the proposal conforms to the neighborhood and adds aesthetic value to the surrounding area, as well.

Commissioners were reminded of the upcoming March 26th P&Z meeting pertaining to the updating of the Town's Plan of Conservation and Development. Feedback has been requested from this Board, as well as other Commissions. The Chairman asked Commissioners to e-mail him with any comments or suggestions they may have, which he will then consolidate and submit to the Town Planner.

There being no further business to discuss, a motion was made by Commissioner Vitrella and seconded by Commissioner Scarpelli to adjourn. The March 6, 2013 meeting of the Zoning Board of Appeals adjourned at 7:40 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk