

ZONING BOARD OF APPEALS
August 5, 2015

A regularly scheduled meeting of the Zoning Board of Appeals was held in the Council Chambers of the Trumbull Town Hall on Wednesday, August 5, 2015.

Members Present: Richard Puskar, Chairman
Steven Elbaum, Richard Mayo, Dennis Miko, Carl Scarpelli and alternates
Brian Reilly and Joseph Rescsanski

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 7:32 p.m.

The voting members for tonight's meeting were as follows: Chairman Puskar, Steven Elbaum, Richard Mayo, Dennis Miko and Carl Scarpelli.

PUBLIC HEARING

The ZEO advised that the applicant has requested that the public hearing for Application #15-30 (Mary Ann Bogos, 17 Greenwood Dr.) be continued to the next regularly scheduled meeting (September 2, 2015).

MOTION MADE (Scarpelli), seconded (Miko) and unanimously carried to continue the public hearing for Application #15-30 until the next regularly scheduled meeting.

Application #15-31 – John & Rosemarie Farrell
23 Parlor Rock Road

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 15'x30' one-story addition 8' from the W/S property line, at its closest point.

John Farrell came forward. The applicant advised that the purpose was to create an accessory apartment. Mr. Farrell advised that the slope of the property, in the rear, makes the proposed location the most feasible for construction. He noted that the existing stonewall and vegetation along the W/S lot line mitigates any potential impact to the neighboring property. Upon inquiry, the applicant advised that the current roof line would be maintained.

Application #15-32 – Peter Stofa
46 Woodcrest Avenue

Variance of Art. I, Sec. 4.3.1, Art. II, Sec. 1.3.2 and Art. III, Sec. 1 with respect to construction of a 24'x24' two-car detached garage 10' from the rear lot line and 5' from the W/S lot line increasing total garage area to 972 sq. ft. exceeding the maximum square footage allowable (864 sq. ft.).

The applicant and the project architect, Mark Halstead, conducted the presentation.

Mr. Halstead informed that the size of the lot and the position of the dwelling preclude any further construction outside of the regulated areas. He noted that the proposed plan includes the establishment of vegetated screening to minimize any potential impact to the neighboring homeowner. The applicant indicated that all adjoining property owners have been notified with no negative feedback being received.

Several Commissioners questioned whether a five foot area would be sufficient enough to sustain the proposed plantings. They noted further that the site plan indicates that there is enough room available to move the proposed construction an additional 5' away from the regulated setback area. Mr. Halstead advised that a 10' setback increases the amount of impervious paving and will make access and exiting more difficult. He maintained that the submitted plan offers the least amount of negative impact.

Application #15-33 – Manual DaSilva, Agent for Philip Sciarra
101 Woolsley Avenue

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 24'x26.5' two-car attached garage 32.5' from the front lot line and 14.5' from the NW/S lot line, at its closest point.

Manual DaSilva came forward representing the property owner. Mr. DaSilva advised that the lot is an existing non-conforming parcel providing no conforming options for any additional construction. The submitted plan indicates that the existing non-conforming NW/S setback line will not be increased.

The applicant's representative informed that the newly constructed garage will replace the existing one, which will be converted into living space. The submitted plans also showed a conforming front porch attached to the newly constructed garage.

A GIS map was submitted to verify that the proposed non-conforming front setback to be consistent with neighboring properties.

Mr. DaSilva concluded that the project is in harmony with the neighborhood and that no negative feedback has been received from any adjoining property owners.

Application #15-35 – Darin L. Callahan
231 North Street

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 7'x26' covered porch 22.5' from the front lot line, at its closest point, including stairs and 12.7' from the NE/S at its closest point.

The applicant came forward. Mr. Callahan informed that he is associated with the law firm of Owens, Schine & Nicola, appointed council to the Town of Trumbull but advised that he comes before this Board tonight only in the capacity of property owner.

The submitted plans indicated a cape cod style dwelling. Mr. Callahan made known that the existing cement porch has deteriorated and needs to be replaced. He noted that the porch will only project into the front yard about a foot past the existing garage. He believed that the proposed porch will enhance his property and that the design is in character with neighboring homes.

Application #15-36 – Jonathan Troesser
10 Great Neck Road

Variance of Art. III, Sec. 1 with respect to construction of an 8'x45' covered porch 41.9' from the front lot line, including stairs.

Jonathan Troesser was the presenter. The applicant advised that the addition of the porch ties in with the home's conversion to a two-story colonial design. Mr. Troesser believed that the proposed remodeling will enhance the character of his home and the neighborhood.

Application #15-37 – Timothy Tvardzik
121 Elliott Road

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of 16'x27' deck (total area 392 sq. ft.) 33.7' from the rear property line, including stairs.

Timothy Tvardzik conducted the presentation. The applicant commented that the addition of the deck brings added value and character to his home. The submitted plans showed that the total square footage has been lessened due to the cut-outs in the deck design. The six letters, from adjoining neighbors indicating support, were noted for the record.

Application #15-38 – Richard & Sharon Walsh
639 Garden Street

Variance of Art. I, Sec. 4.3.1; Art. II, Sec. 1.3.2.1 and Art. III, Sec. 1 with respect to construction of 24'x24' detached garage (existing garage to be removed) 5' from the NW/S lot line and 15.5' from the rear lot line with proposed height of 20'5-3/4", exceeding the maximum height allowable (15').

Richard Walsh came forward and summarized the proposed construction. The applicant informed that the existing one-garage, which will be demolished, is situated 8' from the NW/S and 39' from the rear.

Several Commissioners had issues pertaining to the excessive height, as it creates the potential for living area within a detached structure. There was also concern regarding the close proximity to the NW/S lot line and the negative impact created to the adjoining property. It was suggested that the applicant look into relocating the structure an additional 5' away from that lot line to achieve a 10' setback.

Based on the Commission's comments, the applicant agreed to continue the public hearing to the next regularly scheduled meeting to work with staff on addressing the issues raised.

MOTION MADE (Scarpelli), seconded (Miko) and unanimously carried to continue the public hearing for Application #15-38 until the next regularly scheduled meeting (September 2, 2015).

Application #15-39 – Pierre Venditti
9 Dalecot Drive

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of 10'x10' covered entryway 39' from the front lot line, including stairs and 1,246 sq. ft. second story addition over an existing footprint located 39.3' from the front lot line.

The applicant came forward. The essence of the application was to transform the existing dwelling into a colonial design increasing the non-conformity through extended living area. Upon inquiry, the applicant advised that, other than the proposed entryway, there was no further increase to the existing footprint.

A letter, submitted in opposition, from Shelby Levino and Julie Heussner, homeowners adjacent to the subject property, was read for the record. Objection was raised to the additional encroachment into the front yard, as it would not be in conformance with adjacent properties.

Application #15-40 – Christopher & Veronica Lenzen
52 Woodhaven Drive

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 24'x16' deck .4' from the rear lot line.

The presentation was conducted by the applicants. The proposal was to vary the regulated rear setback to allow for an expanded version of the original deck that was demolished due to disrepair.

The applicants advised that as their property sits much higher up, the close proximity to the lot line poses no visual impact to the adjoining property owner, who has indicated no concern regarding the proposal.

The Chairman suggested that the applicant consider lessening the impact to the rear lot line by reducing the width of the rear portion of the deck to allow for a 3' setback. The applicant agreed to look into the proposed modification and provide an alternate plan for review at the September meeting.

MOTION MADE (Scarpelli) seconded (Miko) and unanimously carried to continue the public hearing for Application #15-40 until the next regularly scheduled meeting (September 2, 2015).

Application #15-41 – Kevin Gallagher, Agent for Zoltan Szabo
192 Sterling Road

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to 28.2'x5' garage expansion 42.8' from the front lot line; construction of a 34.4'x10.2' covered porch 28.7' from the front lot line, including stairs and a second floor addition increasing living area of non-conforming structure by 283 sq. ft.

Kevin Gallagher and the contract architect, Christopher Hull, came forward. The proposal converts the existing non-conforming cape cod style dwelling into a colonial design. A newly constructed front porch will be attached to the garage, which will be expanded to provide additional living area.

The applicant was advised that any proposed construction in the rear will require an application to the Inland Wetlands and Watercourses Commission.

The applicant believed the proposed construction to be in harmony with this residential area.

This concluded the public hearing.

REGULAR MEETING

Tonight's applications were reviewed and the Commission took action as follows.

Application #15-31 – John & Rosemary Farrell
23 Parlor Rock Road

MOTION MADE (Scarpelli), seconded (Miko) and unanimously carried to approve Application #15-31, as presented and plans submitted.

Application #15-32 – Peter Stofa
46 Woodcrest Avenue

MOTION MADE (Mayo) and seconded (Elbaum) to approve Application #15-32.

Several Commissions commented that the site plan indicates that there is ample room available to lessen the impact to the W/S lot line by relocating the structure an additional 5' away from that side yard.

MOTION MADE (Miko), seconded (Scarpelli) to amend the original motion to include the following specific condition.

1. Proposed garage to be located 10' from the W/S lot line.

Vote: In Favor (3): Puskar, Miko, Scarpelli - Opposed (2): Elbaum, Mayo MOTION FAILS

Those voting in opposition took issue with the increase in impervious paving resulting from the relocation.

Vote: Original Motion: In Favor (4): Elbaum, Mayo, Miko, Scarpelli - Opposed (1): Puskar
MOTION CARRIES
Application #15-32 Approved (4-1)

Application #15-33 – Manual DaSilva, Agent for Philip Sciarra
101 Woolsley Avenue

MOTION MADE (Miko), seconded (Elbaum) and unanimously carried to approve Application #15-33, as presented and plans submitted.

Proposed construction will enhance both the home and the area.

Application #15-35 – Darin L. Callahan
231 North Street

MOTION MADE (Mayo), seconded (Miko) and unanimously carried to approve Application #15-35, as presented and plans submitted.

Impact was considered minor in nature.

Application #15-36 – Jonathan Troesser
10 Great Neck Road

MOTION MADE (Miko), seconded (Scarpelli) and unanimously carried to approve Application #15-36, as presented and plans submitted.

Proposal compliments the structure's design.

Application #15-37 – Timothy Tvardzik
121 Elliott Road

MOTION MADE (Elbaum), seconded (Miko) and unanimously carried to approve Application #15-37, as presented and plans submitted.

Impact considered minor in nature.

Application #15-39 – Pierre Venditti
9 Dalecot Drive

MOTION MADE (Scarpelli), seconded (Mayo) and unanimously carried to approve Application #15-39, as presented and plans submitted.

No negative impact indicated.

Application #15-41 – Kevin Gallagher, Agent for Zoltan Szabo
192 Sterling Road

MOTION MADE (Mayo), seconded (Scarpelli) and unanimously carried to approve application #15-41, as presented and plans submitted.

Proposal will enhance both the home and the neighborhood.

There being no further business to address a motion was made by Commission Scarpelli and seconded by Commissioner Miko to adjourn. The August 5, 2015 meeting of the Zoning Board of Appeals adjourned at 9:00 p.m. with unanimous consent.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Wednesday, September 2, 2015 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
ZBA Administrator/Clerk

