

ZONING BOARD OF APPEALS
September 2, 2015

A regularly scheduled meeting of the Zoning Board of Appeals was held in the Council Chambers of the Trumbull Town Hall on Wednesday, September 2, 2015.

Members Present: Steven Elbaum, Richard Mayo, Dennis Miko, Carl Scarpelli and alternate Brian Reilly

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.

Tonight meeting was chaired by Vice-Chairman, Carl Scarpelli.

In the absence of Commissioner Puskar, alternate Brian Reilly was designated the fifth voting member for tonight's meeting.

PUBLIC HEARING

A letter from Attorney Rizio requesting a deferral of the public hearing for Application #15-43 (Salvatore & Carolyn Florio, 64 Old Dike Rd.) until next month's meeting was considered.

MOTION MADE (Miko), seconded (Mayo) and unanimously carried to postpone the public hearing for Application #15-13 until the next regularly scheduled meeting (October 7, 2015).

Application #15-34 – Mary Ann Bogos
17 Greenwood Drive

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of 18'x34' one story addition 37.9' from the front property line, at its closest point and 24'x24' attached two-car garage 48.9' from the front lot line and 17.5' from the NE/S lot line, at its closest point. HEARING CONTINUED FROM AUGUST 5, 2015

Crystal Bogos represented the applicant. She began her presentation by distributing photographs of the site area and letters of support from Debra Rasmussen, 11 Greenwood Dr. and Eileen McCarthy, 23 Greenwood Dr.

Ms. Bogos advised that the lot configuration precludes any additional construction outside of the regulated setbacks. Upon inquiry, she informed that the revision of the property's lot line, pending at last month's meeting, has been completed.

The conditions for approval as stated by the Town Engineer in his letter dated August 31, 2015 were so noted to the applicant.

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 a 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').
HEARING CONTINUED FROM AUGUST 5, 2015.

Richard Walsh and the construction contractor, Michael Procyk, came forward.

In an effort to address the Board's concerns from last month's meeting, an alternate plan was submitted for review.

The modified plan maintains the original requested 5' setback. Mr. Walsh advised that moving construction an additional 5' from the lot line affects the turning angle of the driveway in such a way that the corner of the house is compromised when entering and exiting. Photographs indicating the impact this layout would have to the dwelling were distributed for review.

In addressing the structure's elevation the applicant proposed lowering the height of the ridge by a foot. This would deliver a maximum ceiling height of 7'3" above the garage and an area 24' long and 3' wide precluding any potential for living space. Upon inquiry, Mr. Walsh advised that access to the storage area would be through a pull-down staircase.

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. HEARING CONTINUED FROM AUGUST 5, 2015.

The applicants came forward. In response to the Board's concerns two alternate plans were presented.

The first reduces the width of the walkway to 3' to obtain the requested 3.3' setback. The applicant informed that the contractor has advised them this option would place the footings where the existing retaining wall is now situated. This would require the wall to be taken down and then replaced.

The applicants requested that the second alternate, which creates a four foot wide walkway and a setback of 2.3', be considered.

Application #15-42 – Matthew Matera
40 Old Green Road

Variance of Art. III, Sec. 1 to construct a 5'x11'20" covered entryway 45.9' from the front lot line, including stairs.

Matthew Matera conducted the presentation. Mr. Matera informed that the proposed entryway is part of the on-going remodeling project of the ranch style dwelling. All other related construction is outside of the regulated areas. The applicant was made aware of the conditions for approval, as submitted by the Town Engineer.

This concluded the Public Hearing.

REGULAR MEEING/WORK SESSION

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

Application #15-34 – Mary Ann Bogos
17 Greenwood Drive

MOTION MADE (Miko), seconded (Mayo) and unanimously carried to approve Application #15-43 subject to the conditions for approval, as submitted by the Town Engineer.

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

MOTION MADE (Mayo), seconded (Elbaum) and unanimously carried to approve Application #15-38 subject to the following modifications.

1. Structure not to exceed 19'6-3/8" in height.
2. 3'x24' storage area, over garage, not to exceed 7'3" in height.
3. Prior to the issuance of a building permit compliance with the Town's Storm Water and Drainage Standards shall be demonstrated to the satisfaction of the Town Engineer.

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

MOTION MADE (Mayo), seconded (Elbaum) and unanimously carried to approve Application #15-40 subject to the following modification.

1. Rear setback modified to 2.3'.

Application #15-42 – Matthew Matera
40 Old Green Road

MOTION MADE (Mayo), seconded (Elbaum) and unanimously carried to approve Application #15-42 as presented subject to the requirements of the Town Engineer.

There being no further business to address a motion was made by Commission Mayo and seconded by Commissioner Reilly to adjourn. The September 2, 2015 meeting of the Zoning Board of Appeals adjourned at 8:00 p.m. with unanimous consent.

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

Respectfully submitted,

Helen Granskog
ZBA Administrator/Clerk

