

ZONING BOARD OF APPEALS

MAY 2, 2007

A regularly scheduled meeting of the Zoning Board of Appeals of the Town of Trumbull was held in the Town Hall on Wednesday, May 2, 2007.

Attendance: Richard Puskar, Chairman; Joseph Vitrella; Michael Muir; John Savino; and alternate Fred Garrity

Staff Present: Joan M. Gruce, Planning and Zoning Administrator/Clerk

* * *

Chairman called meeting to order at 7:35 p.m.; Mr. Vitrella read the call as filed in the office of the Town Clerk, published, and listed herewith:

The following is a brief summary of the hearing. The complete record is on tape, on file in the office of the Zoning Board of Appeals.

07-28) James Hance indicated their property is at the bottom of the hill. There is an existing pool which is rusted out, and a deck which needs to be replaced. They do not want the children to jump off the deck into the pool. Variances are needed because the lot is only 100' x 100'. The neighbor's garage is directly behind their property. A landscape plan was submitted, and screening will be added on the west side. Photos were also submitted.

07-29) Dave DeNomme indicated that the bilco door is already there. He did not realize that it would be counted in the setback, and this was the best place for access to the basement.

07-30) Liam Baker indicated he is adding a second floor, a new foyer, deck and stairs. He submitted a letter signed by neighbors in support. The front will not be any closer than the existing porch.

07-31) Neil Hayes, architect, and Mr. Leka appeared regarding this application. Mr. Leka submitted photos of the property. The existing garage will be removed, and because of the location of the house which is tilted on the property, a corner of the new garage requires the variance.

John Rackliff, a neighbor, spoke in favor.

07-32) Mr. and Mrs. Karabinos appeared and indicated they need to have the rooms they use on one floor to accommodate them as they age.

The public hearing closed at 8:06 p.m.

The meeting was reconvened to act on the following:

07-28) James J. Hance. 19 Cedar Street. Upon motion made (Muir), seconded (Savino), and carried unanimously (all present voting), it was voted that application for a variance of Art. III, Sec. 1, and Art. III, Sec. 7, with respect to insufficient minimum yard requirements to install above-ground pool and attached deck 16' from rear property line, and 22' from W/S property line, is hereby APPROVED, and will become effective upon recording of certified notice thereof in the Land Records in the name of the record owner.

07-29) David & Dana DeNomme. 223 Fernwood Rd. Upon motion made (Savino), seconded (Vitrella), and carried unanimously (all present voting), it was voted that application for a variance of Art. III, Sec. 1, with respect to insufficient minimum yard requirements to install bilco door 17.4' from W/S property line, is hereby APPROVED, and will become effective upon recording of certified notice thereof in the Land Records in the name of the record owner.

07-30) Kathryn A. & Liam T. Baker. 11 Channing Rd. Upon motion made (Vitrella), seconded (Savino), and carried unanimously (all present voting), it was voted that application for a variance of Art. III, Sec. 1, with respect to insufficient minimum yard requirements to construct deck 30' from front property line (including steps), is hereby APPROVED, and will become effective upon recording of certified notice thereof in the Land Records in the name of the record owner.

07-31) George T. & Geraldine B. Leka. 4444 Madison Ave. Upon motion made (Vitrella), seconded (Savino), and carried unanimously (all present voting), it was voted that application for a variance of Art. III, Sec. 1, with respect to insufficient minimum yard requirements to construct attached two-car garage 42' from front property line at closest point; existing garage to be removed, is hereby APPROVED, and will become effective upon recording of certified notice thereof in the Land Records in the name of the record owner.

07-32) Mr. and Mrs. Karabinos. 60 Geraldine Circle. Upon motion made (Muir), seconded (Savino), and carried unanimously (all present voting), it was voted that application for a variance of Art. III, Sec. 1, with respect to insufficient minimum yard requirements to construct attached two-car garage with rooms above 12' from W/S property line, and 46' from front property line; existing garage to be closed off, is hereby APPROVED, and will become effective upon recording of certified notice thereof in the Land Records in the name of the record owner

07-17) Stephen Wing for Church of Jesus Christ of Latter-Day Saints. 26 Bonnie View Drive. Upon motion made (Muir), seconded (Garrity), and carried unanimously (all present voting), it was voted that application for a variance of Art. I, Sec. 5, with respect to installing 6 foot chain link fence as dumpster enclosure, and a portion of boundary fence to be 4 to 6 feet in height near and on n/f James Akoury property; pursuant to Art. II, Sec. 1, Par. B(2), modification of existing Special Exception to install 4 foot fence along westerly property line (with a small portion between 4 and 6 feet) and 6 foot chain link fence as dumpster enclosure, is hereby APPROVED, subject to the following conditions:

1. The project shall be completed in general conformity with plans made part of the application, as shown on map entitled, "Property Survey Improvement Location Survey for New Fence, Property Located at 26 Bonnie View Drive, Trumbull, CT, Prepared for Church of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints," dated 1-17-07, rev. to 4-3-07, by Lewis Associates.

2. A certified notice of variance and Special Exception shall be recorded in the Land Records in the name of the record owner.

The effective date of action was set for May 24, 2007 (expiration of appeal period). FAILURE TO RECORD NOTICE WITHIN SIX MONTHS OF EFFECTIVE DATE SHALL NULL AND VOID THE VARIANCE. In the event of appeal or appeals, time periods shall commence from date of final decision on the appeal or appeals.

CORRESPONDENCE: A letter was received from Danny Corica, 94 Old Dike Road, indicating he has corrected the zoning violations regarding a shed, retaining wall, and stone wall; in addition, he has constructed a swale to help with drainage issues. The ZBA requested that the ZEO visit the site to insure that the work has been done.

Upon motion made (Muir), seconded (Savino), and carried unanimously (all present voting), it was voted to adjourn at 8:20 p.m.

By: _____
Joan M. Gruce, Planning and Zoning Administrator/Clerk