

ZONING BOARD OF APPEALS
January 5, 2011

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, January 5, 2011.

Members Present: Michael Muir, Chairman
David Preusch, Richard Puskar, Carl Scarpelli, Joseph Vitrella and
alternates Richard Mayo and Dennis Miko

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.

A quorum being present the Chairman called the meeting to order at 7:35 p.m.

PUBLIC HEARING

Application #11-01 – Michael and Carolyn Joyce, 28 Evelyn Street

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to construct a 15.6'x25.6' two-story addition (existing deck to be removed) 12.8' from the E/S property line.

The applicant, Michael Joyce, conducted the presentation. The site and architectural plans were reviewed. Upon inquiry, the applicant indicated that the roof line would be lower than the existing elevation.

Application #11-02 – Lara Walden, 104 West Lake Road

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to construct a 22.11'x22' two-story addition, above a proposed garage, along with an attached 8.42'x22' one-story addition 2.1' from the N/S property line, at its closest point.

Lara Walden addressed the Commission. Ms. Walden provided a description of the proposed construction and reviewed the architectural plans (which she did not submit into the record). A letter of support from the property owner abutting the proposed construction sideline was submitted along with photographs of a neighboring property indicating construction within close proximity to the sideline.

The Commission voiced concerns regarding the placement of the addition so close to the property line. Construction within two feet of the sideline would infringe upon the neighboring property and the submitted plans did not conform to the surrounding area. Ms. Walden was advised that other alternatives should be pursued including the possibility of constructing the bulk of the addition behind the house.

REGULAR MEETING

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

Application #11-01 – Michael and Carolyn Joyce, 28 Evelyn Street

MOTION MADE (Puskar), seconded (Scarpelli) and unanimously carried (Muir, Preusch, Puskar, Scarpelli, Vitrella) to approve Application #11-01, as presented and plans submitted.

Application #11-02 – Lara Walden, 104 West Lake Road

MOTION MADE (Puskar), seconded (Vitrella) to approve Application #11-02.

Vote: In Favor: 0 / Opposed (5): Muir, Preusch, Puskar, Scarpelli, Vitrella MOTION FAILS – Application #11-02 Denied (5-0) for the following reasons.

1. No zoning hardship was established to justify locating the proposed addition so close to the property sideline.
2. Other viable alternatives are available and need to be considered. Specifically, the option of locating the bulk of the addition in the rear of the property to mitigate setback concerns.

There being no further business to discuss, a motion was made by Commissioner Puskar and seconded by Commissioner Scarpelli to adjourn. The January 5, 2011 meeting of the Zoning Board of Appeals adjourned at 8:00 p.m. with unanimous consent.

Respectfully submitted,

Helen Granskog
Clerk of the Zoning Board of Appeals