

**ZONING BOARD OF APPEALS**  
**August 1, 2012**

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, August 1, 2012.

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

Also Present: Doug 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.

A quorum being present, the Chairman called the meeting to order at 7:32 p.m.

**PUBLIC HEARING**

Application #12-12 – Quality Craft Builders, LLC, Agent for  
Jonathan & Barbara Wong  
21 Sunnycrest Road

Variance of Art. II, Sec. 1 with respect to insufficient yard requirements to construct a 999 sq. ft. addition 15.2' from the W/S property line and 45.2' from the front property line, at its closest point.

A letter from the applicant requesting a continuance of the Public Hearing until the next regularly scheduled meeting was read for the record.

MOTION MADE (Puskar), seconded (Scarpelli) and unanimously carried (Muir, Preusch, Puskar, Scarpelli, Vitrella) to approve a continuance of the Public Hearing for Application #12-12 until the next regularly scheduled hearing (September 5, 2012).

Application #12-13 – Vaman B. Kidambi  
140 Monroe Turnpike

Variance of Art. II, Sec. 4.2.5(d) with respect to insufficient yard requirements to construct a two-story office building 25' from the S/S property line and 46' from the N/S property line and Sec. 4.2.6(a) to permit general/mixed parking within the front yard.

David Bjorklund, of Spath-Bjorklund Associates, conducted the presentation on behalf of the applicant.

A small building, with a detached garage, is currently located on the property. The submitted plans indicated that these two structures are to be demolished and replaced with a two-story office building, approximately 10,000 sq. ft. in size. To support the proposed building and the two prospective tenants, setback waivers and a variance to allow both visitor and employee parking in the front yard is requested.

The applicant's representative advised that the major portion of this area was converted from residential to I-L2 in the 1980's. In 2000 this parcel was also re-zoned to I-L2 and that the necessary waivers from I-L2 standards pertaining to lot frontage, and area were granted at that time.

A photograph of the site area was then submitted into the record.

Mr. Bjorklund concluded his presentation by advising that the application presents no adverse impact to the area and is in keeping with the significant commercial/industrial aspect of the neighborhood.

Application #12-14 – Jeffrey Wirth  
15 Old Coach Lane

Variance of Art. III, Sec. 1 with respect to insufficient yard requirements to construct a two-car garage with an attached one-story addition 15' from the E/S property line, at its closest point.

The applicant came forward.

The submitted plans indicated that only the garage portion of the proposed construction requires a waiver, as the location of the attached addition was within the required setbacks. Mr. Wirth informed that the purpose of the new construction was to provide an in-law apartment setup for an elderly parent.

The stated hardship related to the grade of the land, which rises from east to west. The proposed location would provide ground floor access into the apartment and avoid an entryway requiring steps.

Several Commissioners noted that the impact to the side setback could be lessened to 17' if the width of the garage was reduced to 22 ft. The applicant indicated that he would be amenable to the suggested alternative.

#### **REGULAR MEETING**

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

The Chairman noted, for the record, that any approvals granted are subject to the recommendations, as submitted by the Town Engineer.

Application #12-13 – Vaman B. Kidambi  
140 Monroe Turnpike

MOTION MADE (Vitrella), seconded (Scarpelli) and unanimously carried (Muir, Preusch, Puskar, Scarpelli Vitrella) to approve Application #12-13, as presented and plans submitted.

Commission determined the proposed construction to be consistent with the neighborhood.

Application #12-14 – Jeffrey Wirth  
15 Old Coach Lane

MOTION MADE (Vitrella) and seconded (Scarpelli) to approve Application #12-14.

A proposed modification to the E/S setback was discussed.

MOTION MADE (Puskar), seconded (Scarpelli) and unanimously carried (Muir, Preusch, Puskar, Scarpelli, Vitrella) to amend the original motion to include the following condition.

1. Proposed garage to be construction no closer than 17' from the E/S property line.

Further methods to offset the impact to the property owner to the east were then considered.

MOTION MADE (Puskar), seconded (Scarpelli) and unanimously carried (Muir, Preusch, Puskar, Scarpelli, Vitrella) to amend the original motion to include the following additional conditions.

2. Screening to be provided along the E/S property line per the recommendations of the Town Tree Warden. The required landscaped buffer shall extend along the entire length of the garage and proposed addition.
3. The addition shall be moved an additional 2' to the west to maintain the 4.7' jog between the garage and the proposed accessory apartment, as was shown on the submitted plan.

Vote: Original Motion as Amended – Unanimous (Muir, Preusch, Puskar, Scarpelli, Vitrella) – MOTION CARRIED

There being no further business to discuss a motion was made by Commissioner Puskar and seconded by Commissioner Vitrella to adjourn. The August 1, 2012 meeting of the Zoning Board of Appeals adjourned at 8:30 p.m. with unanimous consent.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Wednesday, September 5, 2012 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog  
Clerk of the Zoning Board of Appeals