

ZONING BOARD OF APPEALS
February 4, 2015

A regularly scheduled meeting of the Zoning Board of Appeals was held in the Council Chambers of the Trumbull Town Hall on Wednesday, February 4, 2015.

Members Present: Richard Puskar, Chairman
Steven Elbaum (arriving at 7:45 p.m.), 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 7:35 p.m.

As Commissioner Elbaum was not seated for the public hearings held for Applications #15-06 and #15-11, Commissioner Reilly was designated the fifth voting member for these two applications only.

PUBLIC HEARING

Application #15-06 – Dorin Ciobanu
150 Stonehouse Road

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 219 sq. ft. second story addition 23' from the rear lot line.

The applicant came forward.

The submitted plan indicated the proposed addition to be constructed on top of an existing screened-in porch. Mr. Ciobanu noted that the non-conformity applies only to the rear, as the side yards are in compliance. He noted further that the proposed addition will align with the existing footprint creating no further encroachment into the rear yard. The Town Planner's staff report indicated that the location of the dwelling will not allow for any structural expansion outside of the regulated setbacks.

Application #15-11 – Karl and Ann Mizak
37 Killian Avenue

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 21.5'x13' one room addition to an existing accessory apartment and a 13'x24' garage, with a connecting 8.5'x5' covered walkway, 20.9' from the E/S lot line and 38.8' from the rear lot line.

Karl Mizak came forward and provided a detailed description of the proposed construction.

In reviewing the proposed plans, it was brought to the applicant's attention that the non-conformity could be lessened by relocating the garage further into the front yard. Mr. Mizak reasoned that the designated location will allow for the kitchen and living room windows to remain unblocked.

Application #15-12 – Core Properties, LLC
18 Country Lane

Variance of Art. II, Sec. 1 with respect to construction of a 2,320 sq. ft. two-story dwelling (existing house to be removed) 13.41' from the E/S lot line, 13.77' from the W/S lot line and 36.14' from the front lot line.

Tim Boccuzzi represented the applicant. A review of the submitted plans indicated the proposed footprint as being more in conformance with zoning requirements than the original structure that has been demolished.

It was noted that the Town Planner, has confirmed that a front yard variance is not required, as the proposal complies with Art. III, Sec. 2.2 that permits construction within a front yard setback, if it does not exceed that of the two adjacent homes.

A detailed case for hardship, submitted with the application, advises that this significantly smaller lot does not provide enough land to erect a dwelling in character with the neighborhood.

Application #15-33 – David M. Brady
54 Blue Ridge Drive

Variance of Art. I, Sec. 4.3.1; Art. II, Sec. 1.2.2.1 and Art. III, Sec. 1 with respect to construction of a 38'x30' deck 24' from the rear lot line, including stairs, with a 22'x26' attached addition and garage below exceeding the maximum garage area and capacity allowable.

The presentation was conducted by the applicant and the project engineer, David Bjorklund.

A previous application, pertaining to this project, was denied without prejudice by this Board in January. The modified plans, which has reduced the number of garage doors from two to a single door was reviewed.

Mr. Bjorklund advised that the area surrounding the proposed construction is densely screened with evergreen trees and will be well hidden from view. He brought to the Board's attention the two supporting letters submitted by the immediate neighboring properties of George and Tracy Sagar, 198 Pinewood Trail and Gladys Freyer, 44 Blue Ridge Drive.

The applicant also commented that there will be very little exiting and entering from the garage, as its main purpose was to provide a storage area for his classic car collection.

This concluded the Public Hearing.

Regular Meeting

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

Application #15-06 – Dorin Ciobanu
150 Stonehouse Road

MOTION MADE (Mayo), seconded (Miko) and unanimous carried (Puskar, Mayo, Miko, Reilly, Scarpelli) to approve Application #15-06, as presented and plans submitted.

It was agreed that the proposed construction was minor in nature with no apparent negative impact.

Application #15-11 – Karl and Ann Mizak
37 Killian Avenue

MOTION MADE (Scarpelli), seconded (Miko) and unanimously carried (Puskar, Mayo, Miko, Reilly, Scarpelli) to approve Application #15-11, as presented and plans submitted.

Proposed plan is in keeping with the character of the existing structure.

Application #15-12 – Core Properties, LLC
18 Country Lane

MOTION MADE (Mayo), seconded (Miko) and unanimously carried (Puskar, Elbaum, Mayo, Miko, Scarpelli) to approve Application #15-12, as presented and plans submitted.

The Commission noted that the front setback mirrors that of the two adjacent properties and the proposed plan lessens the original non-conformity.

Application #15-13 – David M. Brady
54 Blue Ridge Drive

MOTION MADE (Elbaum), seconded (Miko) and unanimously carried to approve Application #15-13, as presented and plans submitted.

Comment was made that the proposed garage is isolated from view. Chairman Puskar also recommended that the restrictions applied under Art. II, Sec. 1.2.2.1 be revisited by Planning and Zoning.

There being no further business to discuss a motion was made by Commissioner Scarpelli and seconded by Commissioner Miko to adjourn.

The February 4, 2015 meeting of the Zoning Board of Appeals adjourned at 8:15 p.m. with unanimous consent.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Wednesday, March 4, 2015 at 7:30 p.m. in the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog
Administrator/Clerk

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