

**ZONING BOARD OF APPEALS**  
**April 1, 2015**

A regularly scheduled meeting of the Zoning Board of Appeals was held in the Council Chambers of the Trumbull Town Hall on Wednesday, April 1, 2015.

Members Present: Richard Puskar, Chairman  
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 7:30 p.m.

In the absence of Commissioner Elbaum, alternate Joseph Rescsanski was designated the fifth voting member for tonight's meeting.

**PUBLIC HEARING**

Application #15-14 – Joseph Nero  
620 Edison Road

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 680 sq. ft. second story addition 13.9' from the N/W lot line.

The applicant, Joseph Nero, conducted the presentation.

A previous application (#15-02), for a one-story rear addition with an attached two-car garage, was approved in January of this year. The proposal, before us tonight would allow for a second story over this recently approved construction. A variance is required, as the construction creates additional living area within the regulated setback. The submitted plan confirmed that the second story would not extend beyond the previously approved 13.9' setback.

A letter from the Town Engineer indicating his requirements for approval was noted for the record. .

Application #15-15 – Peter Voynick  
7 Rocky Ridge Drive

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to construction of a 26'x32' two-car garage with room above 4.8' from the N/E lot line and 5'x8' porch 34.1' from the front lot line, including stairs.

Peter Voynick came forward.

The applicant advised that the existing garage located 7' from the east lot line will be removed.

The proposed new setback of 4.8', for the garage construction and additional living space, intensifies the existing non-conformity by approximately 2.2'. Upon inquiry, Mr. Voynick informed that the immediate neighbor to the east has indicated no objections to the proposed construction.

The applicant was advised of the requirements for approval submitted by the Town Engineer

Application #15-16 – James Teixeira

Re-subdivision Map, dated 2/27/15, prepared for James Teixeira  
2 lots with street address of 44 Endeavor Street

Variance of Art. I, Sec. 4.1.1 with respect to increasing extent of existing non-conformity of Parcel 103; Art. III, Sec. 1 with respect to insufficient lot area Parcel 103 (.183 acres), combined Parcels 101 & 99 (.275 acres); insufficient frontage Parcel 103 (80'), combined Parcel 101 & 99 (120'); insufficient N/S setback Parcel 103 (16.3') and insufficient front setback (25') and rear setback (25') combined Parcels 101 & 99 to re-subdivide and construct 2,640 sq. ft. dwelling on combined Parcels 101 & 99.

Attorney David Quatrella represented the applicant. Two previous applications pertaining to Parcels 103 and 101 were denied by this Board. At the Commission's suggestion, additional property was sought and the applicant has recently gone into contract to purchase Parcel 99, which, when combined with Parcel 101, increases the lot area by approximately 4,000 sq. ft.

Parcels 101 and 103 were purchased separately by Mr. and Mrs. Russo in 1968 and 1969.

Attorney Quatrella stressed that the lots have always been taxed as two separate lots. It was at the time the Russo's were contemplating selling Parcel 101 that it became known to them that due to a zoning amendment, Parcels 101 and 103 were now viewed as having been merged. Mr. Quatrella contended that because of this regulation change a legal hardship has occurred.

A packet of information pertaining to the history of the properties and comparison data between the subject parcels and neighboring lots was entered into record. Additional exhibits included a letter from Mr. and Mrs. Russo, a petition of support and a copy of the original subdivision map from 1923, which Mr. Quatrella noted occurred prior to the establishment of the Town's zoning regulations.

The applicant's representative was then advised of the requirements for approval, as submitted by the Town Engineer.

Public Comment

The following spoke in favor: Joseph Varrone, attorney for the property owner and Rick Henrietta, 112 Strobel Road

Leonard Kerr of 39 Bonita Avenue asked for further clarification regarding the site plan and upon review indicated he had no issues with it.

This concluded the Public Hearing.

### **Regular Meeting.**

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

Application #15-14 – Joseph Nero  
620 Edison Road

MOTION MADE (Mayo), seconded (Miko) and unanimously carried, to APPROVE Application #15-14, as presented and plans submitted.

Impact determined to be minor in nature.

Application #15-14 – Peter Voynick  
7 Rocky Ridge Road

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

No negative impact indicated.

Application #15-16 – James Teixeira  
2 Lot Subdivision, 44 Endeavor Street

MOTION MADE (Scarpelli), seconded (Rescsanski) to APPROVE Application #15-16, as presented and plans submitted.

The applicant's continued efforts to address the concerns of the Commission were so noted.

There being no further business to address, a motion was made by Commissioner Mayo and seconded by Commissioner Rescsanski to adjourn. The April 1, 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, May 6, 2015, at 7:30 p.m. in the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog  
ZBA Administrator/Clerk