

**ZONING BOARD OF APPEALS**  
**January 6, 2016**

A regularly scheduled meeting of the Zoning Board of Appeals was held in the Council Chambers of the Trumbull Town Hall on Wednesday, January 6, 2016.

Members Present: Carl Scarpelli, Chairman  
Steven Elbaum, Richard Mayo and alternates Brian Reilly, Joseph Rescsanski

Also Present: Douglas Wenz, ZEO

A quorum being present the Chairman called the meeting to order at 7:30 p.m.

In the absence of Commissioners Miko and Puskar, alternates Brian Reilly and Joseph Rescsanski were designated the fourth and fifth voting members for tonight's meeting.

**PUBLIC HEARING**

Application #16-01 – Robert & Rachel Leiphart  
70 Pinewood Trail

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to insufficient yard requirements to construct 20'x8' front deck 14.9' from the S/S lot line and convert existing 12.7'x8' enclosed rear porch, located 13.9' from the S/S lot line, into added living space.

Robert Leiphart provided an overview. The plans indicated no proposed changes to the footprint. As the existing structure is non-conforming, a variance to permit additional living space is required.

The applicant made note that the proposed front porch is sits further away from the side line than the existing dwelling.

Public Comment

Alison Walsh of 37 Skyview Drive spoke in favor.

A letter submitted in support by Peter and Hildegard Boyne, of 127 Colony Avenue was so noted for the record.

Application #16-02 – Emilia Ferri, Agent for Fairview Avenue Real Estate LLC  
11 Fairview Avenue

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 with respect to insufficient yard requirements to construct 1,615 sq. ft. one-story addition and 14'6"x5'6" covered front entryway to an existing non-conforming structure located 16.3' from the rear lot line, 2.8' from the N/S lot line and 21' from the front lot line, at its closest point and to exceed the maximum building coverage allowable (25%) by 9% (34%).

Emilia Ferri presented. The structure is situated on a small lot, .23 acres in size. A portion of the house will be demolished and a one-story addition, which includes a two-car garage, will be added to the left portion of the dwelling. The plans indicated construction would remain outside of the regulated S/S

setback with the 22' encroachment into rear yard setback being less than the existing dwelling. The 2.8' encroachment to the N/S lot line will remain unchanged.

Upon inquiry, Ms. Ferri advised that the driveway would be shifted to accommodate the newly constructed garage. She advised that the proposed addition of a proper front entryway, facing Fairview Avenue, will improve the overall appearance of the home.

Several Commissioners indicated they had issues regarding the extent of the lot coverage and questioned as to whether other options may be available such as reducing the size of the dwelling.

The applicant's representative conveyed that the proposed construction provides the adequate space needed for today's living standards.

Photographs of the site area were then reviewed and submitted for the record.

#### Public Comment

Joyce Somley and Jeffrey Somley, 13 Fairview Avenue, spoke in opposition. The adjacent N/S property owners voiced objection to allowing the existing non-conformity to be increased. The Somley's asked that the town's zoning guidelines be adhered to. Ms. Somley's written comments were submitted for the record.

Ms. Ferri responded that the property owner's ultimate goal is to beautify the existing home, which will benefit the entire neighborhood.

This concluded the Public Hearing.

#### **Regular Meeting**

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

Application #16-01 – Robert & Rachel Leiphart  
70 Pinewood Trail

MOTION MADE (Mayo), seconded (Elbaum) and unanimously carried to approve Application #16-01, as presented and plans submitted.

No negative impact indicated.

Application #16-02 – Emilia Ferri, Agent for Fairview Avenue Real Estate LLC  
11 Fairview Avenue

MOTION MADE (Mayo), seconded (Elbaum) to approve application #16-02.

Vote: In Favor (1) – Mayo Opposed (4): Scarpelli, Elbaum Reilly, Rescsanski

Application #16-02 DENIED (4-1)

Those opposed indicated that the extent of the construction is too excessive for the lot size.

There being no further business to address a motion was made by Commissioner Mayo and seconded by Commissioner Reilly to adjourn. The January 6, 2016 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, February 3, 2016 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Helen Granskog  
ZBA Administrator/Clerk