

ZONING BOARD OF APPEALS
November 2, 2016

A regularly scheduled meeting of the Zoning Board of Appeals was held in the Council Chambers of the Trumbull Town Hall on Wednesday, November 2, 2016.

Members Present: Carl Scarpelli - Chairman, Dennis Miko – Secretary, Steve Elbaum and alternates Joseph Rescsanski and Brian Reilly

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.

Due to only three board members being present, alternates Joseph Rescsanski and Brian Reilly were designated the fourth and fifth voting members for tonight's meeting.

Public Hearing

Application #16-36 Joseph Giacobbe
Rocky Ridge Drive – Parcel 84

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 to construct a single family, two bedroom dwelling 20'3" from front lot line, 21'3" from the S/S lot line, 8'1" from N/S side/rear lot line and the construction of an exterior deck 40'7" from rear lot line. Reduced required lot area from 43,560 sq. ft. to 16,971 sq. ft. CONTINUED FROM 10/5/16

Attorney Ray Rizio, representing the applicant (Joseph Giacobbe – 90 Arden Road) stated he is requesting a variance for a pre-existing, nonconforming lot based on its topography and shape. He noted that although the lot is located in the AA zone, .39 acres is consistent with existing neighborhood lot sizes with no negative impact. Handouts of lot sizes and pictures of the site area were submitted by Attorney Rizio for the record. He also noted that the backyard abuts 115 acres of Trumbull open space. The side yard variance requested is due to an old drain pipe that runs through the property requiring the applicant's requested placement of the dwelling.

Commissioner Miko asked why the house can't be shifted further off the street to which Mr. Giacobbe advised that the septic system must be so many feet off the foundation and rear property line and he intends to uphold the 2016 drainage standards.

Chairman Scarpelli then read Town Engineer's requirements which must be met prior to approval of this application and Attorney Rizio confirmed they will comply.

Mr. Wenz commented that the only other option would be to relocate the pipe, reduce the size of the house and reapply.

There was no public comment.

**Application #16-37 Michael & Carolyn Joyce
24 Killian Avenue**

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 to construct additional living space on second floor of existing home.

Michael Joyce, the applicant, stated he is requesting the completion of a second floor addition. The house currently has one bedroom that will be converted to a family room and the second level will provide additional needed living space. A variance is requested since setbacks cannot be met on the right side of the property.

There were no questions from the Commission.

There was no public comment.

**Application #16-38 Chris Hellthaler
6 Deerfield Drive**

Variance of Art. I, Sec. 4.3.1 and Art. III, Sec. 1 to add a second floor, cantilevered 21.7' from rear lot line and 25.7' from front lot line, enlarge unfinished mud room 23.2' from rear lot line, add front covered porch 22.6' (including steps) from front lot line at its closest point, landing and stairs, 26.1' from front lot line, and add a rear deck (12'x20'), 11.2' from rear lot line.

Chris Hellthaler (54 Williams Rd.) the builder, spoke on behalf of owners Ricardo Cruz Zepeda & Olivia Rojas. They want to add a second floor and also expand the existing mudroom (that is connected to a two car garage) frontwards and backwards. The expansion would not exceed the front of the garage and would be flush with the back of the house. The finished mudroom will be an extension of the kitchen. The owners also want to construct a roof over the front porch, relocate the stairs towards the front of the house and add new roofing. Mr. Hellthaler stated the house currently is 875 sq. ft. and will increase approximately 1100 sq. ft. when completed. Commissioner Rescsanski requested details regarding the rear deck and was advised by Mr. Hellthaler that it will be low, with no railings, and 11.2' from the rear property line. He then read the Town Engineer's recommendations to which Mr. Hellthaler said he would comply.

There was no public comment.

WORK SESSION

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

**Application #16-36 - Joseph Giacobbe
Rocky Ridge Drive – Parcel 84**

Motion Made (Miko), seconded (Rescsanski) and unanimously carried, to APPROVE WITH CONDITIONS. Application #16-36 subject to the requirements of the Town Engineer in his letter of 10/24/16.

Commissioner Elbaum noted the house was consistent with the neighborhood.

**Application #16-37 – Michael & Carolyn Joyce
24 Killian Avenue**

Motion Made (Miko), seconded (Rescsanski) and unanimously carried, to APPROVE Application #16-37, as presented and plans submitted.

**Application #16-38 – Chris Hellthaler
6 Deerfield Drive**

MOTION MADE (Elbaum), seconded (Rescsanski) to approve Application #16-38.

The Commissioners discussed alternatives of railings for the deck. Commissioner Rescsanski suggested a buffer since the deck is close to the rear property line. Chairman Scarpelli suggested that approval will be contingent upon consulting with the Town Tree Warden.

MOTION MADE (Miko), seconded (Elbaum) and unanimously carried to AMEND the original motion to include the following specific condition:

1. The applicant is required to consult with the Town Tree Warden concerning buffering in the backyard.

MOTION MADE (Miko), seconded (Rescsanski) and unanimously carried to APPROVE WITH CONDITIONS the original motion as amended, subject to the requirements of the Town Engineer in his letter of 10/24/16.

There being no further business to address, a motion was made by Chairman Scarpelli, accepted by Commissioner Elbaum and seconded by Commissioner Rescsanski to adjourn. The November 2, 2016 meeting of the Zoning Board of Appeals adjourned at 8:00 p.m. with unanimous consent.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Wednesday December 7, 2016 at 7:30 p.m. in the Council Chambers of the Trumbull Town Hall.

Respectfully submitted,

Gail Andreyka - Clerk