

TOWN OF WESTON, CONNECTICUT  
ZONING BOARD OF APPEALS HEARING  
March 26, 2013

MINUTES

Present: Board Members: Chairman MacLeod Snaith, Vice-Chairman Richard Wolf, Nick Noyes, Jeff Tallman, Robert Gardner and Alternates: John Moran and Marilyn Parker

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Mr. Snaith opened the public hearing at 7:30 p.m. The Board Secretary read the agenda into the record.

7 LAUREL RIDGE LANE, owner, ARTUR DOMKA, Map 10, Block 2, Lot 8, Variance to Sections 321.5, 321.6 and 374 to allow for a house to be constructed on an existing nonconforming lot. The new house would be located 10.5 feet from the front property line and 6.4 feet from the side property line, with a majority of the structure located less than 50 feet from the front property line.

Mr. Domka came forward and presented the revised survey and interior layout plans for review. Mr. Snaith commented that the proposed connector makes sense and thinks that there were other ways that they could have made the connection, but this works. He also noted that the corner of the living room on the southwest side and a portion of the entry is non-conforming, but the rest of the building as shown on the foundation plan is what was approved 6 months ago. Mr. Wolf pointed out that it is not exactly correct, based on the floor plan, a closet has replaced the proposed porch. Mr. Domka noted that they changed the entrance to the house. Mr. Snaith explained that it is the same footprint as approved but the porch now has a roof and has become a closet. They compared the approved plan to this new plan. Ms. Parker commented that it was somewhat unsettling that they are still fiddling with the plans and dimensions but thinks that this plan will work well.

Hearing no further discussion the public hearing was closed.

MOTION TO APPROVE

Mr. Snaith made a motion to approve the Variance to Sections 321.5, 321.6 and 374 to approve the structure as shown on architectural drawings prepared by the applicant, dated and signed 3/26/2013 and labeled Exhibit A, and on a plot plan prepared by William Seymour and Associates revised dated 3/1/2013 and labeled Exhibit B. The hardships are based on the pre-existing non-conforming lot, steep slopes to the south, well location to the north, and tight lot line configurations to the east and west. Mr. Gardner seconded the motion. The motion was voted on and carried (4-0 [1 abstain, Tallman]).

APPROVAL OF MINUTES

Mr. Wolf made a motion to approve the Minutes from the February 24, 2013 meeting, as amended, and Mr. Snaith seconded. All in favor, the motion carried (7-0).

MOTION TO ADJOURN

Mr. Gardner made a motion to adjourn the meeting and Mr. Tallman seconded. All in favor, the meeting adjourned at 8:06 p.m.

Respectfully submitted,

Delana Lustberg  
Board Secretary