

TOWN OF WESTON, CONNECTICUT
ZONING BOARD OF APPEALS HEARING
August 26, 2014

MINUTES

Present: Board Members: Chairman MacLeod Snaith, Vice-Chairman Richard Wolf, Nick Noyes, Robert Gardner, Glenn van Deusen and Alternates: John Moran and Donald Scarborough

Mr. Snaith opened the public hearing at 7:32 p.m. The Board Secretary read the agenda into the record. Mr. Snaith then explained the procedure for the applicants.

38 WEST BRANCH ROAD, owners, ANGELA and DREW ZIELINSKI, Map 31, Block 7, Lot 6, Variance to Section 321.6 of the Zoning Regulations to construct a detached 2 car garage 19.8 feet from the side setback

Ann Day, architect, representing the owners came forward to present the application. She presented the plan and stated that they are now asking for 18.8 ft. instead of 19.8 ft. because of driveway restrictions. She noted that the topography on the site is unique, the house sits on a ridge and there is a big drop off in the back that goes down to a brook. Ms. Day also indicated the location of the septic system in the front and ledge on the side of property which makes it so that there is no other place to locate the driveway. Mr. Snaith questioned whether the new garage will replace the current garage or are they looking to have parking for 4 cars? Ms. Day stated that it will be in addition to the existing garage and will have parking for 4 cars. She noted that the existing shed is being removed. Discussion ensued.

Following discussion, Mr. Snaith explained that it appears that they have alternatives, they can take some space away from the deck and push the garage back for instance. Ms. Day stated that she would go back to her clients with the comments made tonight and see if they can come up with an alternative placement for the garage. The discussion was continued to next month's meeting.

107 LORDS HIGHWAY, owner, ROBERT KURTZ, Map 20, Block 2, Lot 19, Variance to Sections 321.6 and 374 of the Zoning Regulations to construct a dormer addition over the existing living room 4 feet from the front property line and a Variance to Section 321.6 to construct a kitchen addition 42.1 feet from the front property line

Mr. Wolf noted that he is presently working as a trustee with the Historical Society with the architectural firm involved in this matter but sees no conflict that would require recusal. Richard Vale, representing the owners came forward and explained that they propose a kitchen expansion and 2 dormers over the existing living room. He indicated the kitchen expansion, shaded in purple, which increases the new footprint 170 sq. ft. to the south of the property. Mr. Vale noted that it would be a one story addition and showed the existing conditions and proposed on the plans. Mr. Snaith noted that the entire house is within the setback area and there is

nowhere they can go without a variance. Mr. Vale explained that the piers are in the building area leading towards conformity.

After some additional discussion, the public hearing was closed at 8:11 p.m.

DELIBERATIONS:

107 Lords Highway

Mr. Noyes opened deliberations by commenting that the expansion is going away from the setback, not more incursion. Mr. van Deusen stated that there is a clear obvious hardship with no alternatives and no additional incursion. Mr. Snaith commented that additional interior space for the kitchen is not an unreasonable request. Mr. Gardner agreed and commented that the proposed changes are very reasonable.

MOTION FOR APPROVAL

Mr. van Deusen made a motion to approve a Variance to Sections 321.6 and 374 of the Zoning Regulations to construct a dormer addition over the existing living room 4 feet from the front property line and a Variance to Section 321.6 to construct a kitchen addition 42.1 feet from the front property line as shown on plans prepared by Fasey, Smith Architects dated 8/6/14. The applicant demonstrated hardship with the majority of the residence being in the setback and the addition does not extend into the setback any more than the existing structure. Mr. Noyes seconded the motion. All in favor, the motion carried (5-0).

APPROVAL OF MINUTES

Mr. Wolf made a motion to approve the Minutes from the June 24, 2014 meeting and Mr. Snaith seconded. All in favor, the motion carried (5-0).

MOTION TO ADJOURN

Mr. Wolf made a motion to adjourn and Mr. Noyes seconded. All in favor, the meeting adjourned at 8:20 p.m.

Respectfully submitted,

Delana Lustberg
Board Secretary

Date Approved: 9/23/2014