

TOWN OF WESTON, CONNECTICUT
ZONING BOARD OF APPEALS SPECIAL HEARING
August 4, 2015

MINUTES

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

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 Section 321.5 of the Zoning Regulations to construct a new dwelling on an existing lot where the lot width is less than the minimum of 170 feet.

Mr. Snaith questioned why he can't slide the rectangle further to the east and accommodate the zoning regulations. Mr. Domka came forward and stated that the new building rectangle has been drawn in a way that fits in the lot where the lot is widest. He noted that the slope begins and then only has 10 more feet and the house would have to hang off the ledge. He also tried to keep house as far away from the wetlands as possible. Mr. Domka stated that the proposed house would not need a basement and it will be a smaller footprint and less expensive to build. Mr. Snaith noted that this is a non-conforming, legal lot of 1.6 acres. Mr. Scarborough questioned what would be done with the existing foundation and Mr. Domka stated that they will be filling that in and the existing garage is also to be removed. He also explained that the building will conform to all the setbacks, it is just the rectangle that can't be met. Mr. Wolf commented that this is a less controversial proposal than the Board saw previously, it is more modest and keeping with the neighborhood.

Hearing no additional discussion, the public hearing was closed at 7:45 p.m.

DELIBERATIONS:

7 Laurel Ridge Lane

Voting Members: Snaith, Wolf, Moran, Gardner, Scarborough

Mr. Snaith opened deliberations stating that it seems to be a reasonable request and there is certainly a topographical hardship and it is not unreasonable to wish for a backyard to the south. Mr. Moran commented that it is within the setbacks and much improved from what was approved before. Mr. Wolf and Mr. Gardner concurred. Mr. Scarborough commented that to fit it in to that property, it's pretty good.

MOTION FOR APPROVAL

Mr. Snaith made a Motion to approve the Variance to Section 321.5 of the Zoning Regulations to construct a new dwelling on an existing lot where the lot width is less than the minimum of 170 ft., as shown on plans prepared by William Seymour Assoc, dated 7/22/2015. The variance is based on the hardship of serious topographical constraints at the top of the slope preventing the 170 ft. rectangle width. The house in all other respects meets the zoning requirements. The lot is legal, narrow, preexisting zoning and seriously undersized at 1.616 +/- acres. Mr. Scarborough seconded the motion. All in favor, the motion carried (5-0).

APPROVAL OF MINUTES

Mr. Snaith made a motion to approve the Minutes from the June 23, 2015 meeting, as amended, and Mr. Wolf seconded. All in favor, the motion carried (5-0).

MOTION TO ADJOURN

Mr. Moran made a motion to adjourn and Mr. Gardner seconded. All in favor, the meeting adjourned at 7:55 p.m.

Respectfully submitted,

Delana Lustberg
Board Secretary

Date Approved: 9/29/2015