

TOWN OF WESTON, CONNECTICUT  
ZONING BOARD OF APPEALS HEARING  
October 27, 2009

MINUTES

Present: Board Members: Chairman Richard Wolf, Nick Noyes, Vice-Chairman MacLeod Snaith, Carolyn Mulcahey, Robert Gardner and Alternate: Ken Edgar

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Mr. Wolf opened the public hearing at 7:40 p.m. The Board Secretary read the agenda into the record. Mr. Wolf then explained the public hearing procedure to the applicant.

1 KATYDID LANE, owner, KATHARINE BUTT, Map 19 Block 1 Lot 52, variance to Sections 312.5 and 374 of the Zoning Regulations to 1) construct a two-car garage and addition that will connect the house with the existing 1946 studio, to be located 26 feet from the property line along Katydid Lane, and to 2) restore the existing 1946 studio and increase its height so its roof line matches the proposed addition.

Ms. Mulcahey stated that she is familiar with the applicant and would be recusing herself from this application.

Mr. Clemment Butt came forward to discuss the proposal. He explained that the property is off Steephill Road. There is a stone studio on the property which was built in 1946. They currently don't have a garage and Mr. Butt presented the site plan and indicated where the addition would be located. Mr. Snaith noted that the studio is listed on the plans as a garage. Mr. Butt then continued to describe the plan noting that there is an 8 ft. elevation at the studio level, 4 ft. at the new proposed level and then 2 ft. at the current kitchen level. He also noted that there is a steep hill which goes down 150 ft. to wetlands. The septic is in the lower field and was built in the 1980's. Mr. Butt explained that they want to keep most of the existing stone walls, the proposal is to add an addition connecting the house with the stone studio. He also described the second floor plan and noted that there will be a family room over the garage and a small office above the studio. He showed pictures and then described the current conditions. Discussion ensued.

Mr. Wolf then asked Mr. Butt whether they had considered extending in a direction that would not require a variance and Mr. Butt explained that they had and noted the topography. Mr. Snaith expressed concern with the mass of the addition, noting that it is a very large addition that will go right up to the road. He questioned the hardship and also why they could not put the garage in another location. Mr. Butt explained that it would require a different access into the property from the road to get into the garage and poles and trees would have to be removed. Mr. Wolf then addressed the hardships stated on the application and discussion continued.

Mr. Noyes commented that this is an uncomfortably large expansion into the setback and the non-conforming element is achieved by the location of the studio, which pre-dates zoning. Mr. Edgar commented that he feels that they are "bootstrapping" off the existing, non-conforming structure to add a very large addition. Discussion continued.

Following discussion, Mr. Noyes stated that this is a massive expansion with most of the garage in the setback. Mr. Edgar suggested that the applicant return with an alternative proposal which

would be less expansive. Mr. Snaith stated that he would like to see a drawing with 2-5 ft. contour lines. Mr. Wolf commented that there seems to be a general sense of the Board that the addition is much too large and suggested that they return with alternatives at the next meeting. The matter was continued to the November meeting.

APPROVAL OF MINUTES

Approval of the September minutes was continued to the next meeting.

MOTION TO ADJOURN

Mr. Edgar made a motion to adjourn the meeting and Mr. Gardner seconded. All in favor, the meeting adjourned at 9:15 p.m.

Respectfully submitted,

Delana Lustberg  
Board Clerk