

ZONING BOARD
OF
APPEALS
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

**ZONING BOARD OF APPEALS
REGULAR MEETING
FEBRUARY 22, 2011
7:15 P.M.
TOWN HALL ANNEX - MEETING ROOM A**

PRESENT: Miriam Sayegh, Chairwoman; Lori Bufano, Secretary; Joe Fiteni, Alternate; Peter Shiue, Alternate; Steven Davidson, Alternate

ABSENT: John Comiskey, Barbara Frees, notified intended absences.

A. CALL TO ORDER

Ms. Sayegh called the meeting to order at 7:16 P.M.

B. PUBLIC HEARINGS

1. #11-02-01 WHITTEN 771 RIDGEFIELD ROAD

Ms. Sayegh called the Hearing to order at 7:16 P.M., seated members Bufano, Davidson, Fiteni, Sayegh, and Shiue, and referred to Connecticut General Statutes, Section 8-11, Conflict of Interest. Ms. Bufano read the legal notice dated February 8, 2011 and details of the application and the hardship as described on the application.

Present were Kevin Quinlan, architect; and Helen Whitten, homeowner.

Mr. Quinlan reviewed details of the subject application, noting that the property is constrained by its pre-existing nonconforming nature. He referenced, in particular, a variance that was granted in 1984 for a family room to the left of the main house, which he felt was somewhat of an acknowledgement on the part of the previous ZBA of the property's pre-existing nonconforming hardship. He explained that the previous open porch (located within the front yard setback) had rotted away due to an infestation of ants but because greater than 18 months had since passed, a variance is now required to rebuild it. He noted that the applicant is requesting a 19.3-foot front yard setback to allow reconstruction of the entry porch enclosure where the existing porch is 19.81 feet

ZBA Minutes – February 22, 2011 - Page 2

from the property line, representing a request for a 6-inch additional encroachment. He noted that the applicant was trying to be as sensitive as possible to zoning requirements by keeping the requested setback encroachment as minimal as possible.

Referencing the second portion of the requested variance, he noted that the homeowner would like to replace an existing bay window with a new box window whose height and end-to-end distances would remain the same, although he indicated that the projection out would be slightly less than existing.

Ms. Sayegh noted that there was no one in the room and therefore no need to ask if anyone wished to speak for or against the application.

Ms. Whitten noted that one of her neighbors had indicated no concern at all with the proposed renovations.

There being no further comments, the public hearing was closed at 7:30 P.M.

C. APPLICATIONS READY FOR REVIEW AND ACTION

Ms. Sayegh called the Regular Meeting to order at 7:31 P.M., seated members Bufano, Davidson, Fiteni, Sayegh, and Shiue, and referred to Connecticut General Statutes, Section 8-11, Conflict of Interest.

1. #11-02-01 WHITTEN 771 RIDGEFIELD ROAD

The Board briefly discussed the variance request.

All Board members agreed that the property is constrained by its pre-existing nonconforming nature and by the lot layout, and they felt that the proposed site renovations represent a very minor change from existing conditions. Mr. Shiue noted further that the proposed box window would be located no further into the setback and therefore would not be an issue.

MOTION was made by Mr. Shiue, seconded by Mr. Davidson, and carried unanimously (5-0) to **grant** the requested variances for reconstruction of an entry porch enclosure and replacement of an existing bay window on grounds that sufficient hardship was demonstrated, due to the property's pre-existing nonconforming nature and the lot layout (i.e. position of the house on the lot).

D. OTHER BUSINESS

1. Minutes – January 18, 2011

MOTION was made by Ms. Bufano, seconded by Mr. Fiteni, and carried (4-0-1) to approve as drafted the minutes of January 18, 2011. Mr. Davidson abstained on the Czarnecki portion of the minutes.

E. ADJOURNMENT

MOTION was made by Ms. Bufano, seconded by Mr. Fiteni, and carried unanimously (5-0) to adjourn at 7:40 P.M.

Respectfully submitted,

Lorraine Russo
Recording Secretary