

Board of Zoning Appeals Public Hearing and Administrative Meeting

October 7, 2014

The Board of Zoning Appeals held a Public Hearing and Administrative Meeting on Tuesday, October 7, 2014 in Council Chambers of Stratford Town Hall, Main Street, Stratford, Ct per notice duly posted.

Members Present: Mr. Kelemen

Also Present: G. Lorentson

Alternates Present: Mr. Fredette (sitting for Mr. Dempsey), Mr. Grega (sitting for Ms. Brooks), Mr. Secskas (sitting for Ms. Collier)

Members Absent: Ms. Collier, Ms. Brooks, Mr. Hyatt, Chairman Dempsey

Call to Order: Mr. Fredette called the Public Hearing to order at 7:03 p.m.

Petition 1

Gonzalo Ortiz

1162 Success Avenue

Variance of Section 14.2

- Staff comments read into record
- Certificates of mailings submitted
- Hardship – Non-conforming property

Mr. Grega questioned if other decks in the area have been expanded. Ms. Kraja spoke in favor of the petition. Seeing no other members of the public speaking for or against this petition, Mr. Kelemen made a motion to close this petition. The motion was seconded by Mr. Grega. The motion carried unanimously.

Petition 2

Robert Delorenzo

185 Sheppard Street

Waive Setback

- Staff comments read into record
- Certificates of mailings submitted
- Hardship – pipe going through yard – only feasible place to install pool

Ms. Provenzano, representing the petitioner, discussed hardship and financial problems. Mr. Provenzano discussed cost of moving pool. Mr. Rimkunas spoke in favor of petition. Seeing no other members of the public speaking for or against this petition, Mr. Secskas made a motion to close this petition. The motion was seconded by Mr. Grega. The motion carried unanimously.

Petition 3
Emira Kraja
68 Underwood Court
Variance of Section 14.2

- Staff comments read into record
- Certificates of mailings submitted
- Hardship – Non-conforming property

Ms. Kraja noted that deck would be the same size as next door property. Seeing no members of the public speaking for or against this petition, Mr. Grega made a motion to close this petition. The motion was seconded by Mr. Secskas. The motion carried unanimously.

Petition 4
Thomas Sheridan
205 Carol Road
Waive Fence Height

- Staff comments read into record
- Certificates of mailing submitted
- Hardship – Containment of two large dogs and privacy

Mr. Sheridan discussed distance from the intersection. Seeing no members of the public speaking for or against this petition, Mr. Kelemen made a motion to close this petition. The motion was seconded by Mr. Grega. The motion carried unanimously.

Petition 5
Donna Gonsalves
240 Quenby Place
Variance of Section 4.1.6.14C (1) and (3)

- Staff comments read into record
- Certificates of mailing submitted
- Hardship – Existing addition to property built in 1978

Mr. Perkins, representing Ms. Gonsalves, noted this addition was built in 1978. If kitchen is removed, no variance would be required. This petition would have to go before the Zoning Commission. Seeing no members of the public speaking for or against this petition, Mr. Grega made a motion to close this petition. The motion was seconded by Mr. Secskas. The motion carried unanimously.

Administrative Session

**Petition 1
Gonzalo Ortiz
1162 Success Avenue
Variance of Section 14.2**

Mr. Grega made a motion to take Petition 1 off the table. The motion was seconded by Mr. Secskas. The motion carried unanimously. Commissioners noted that the Cooperative Board has approved this petition. **Mr. Kelemen made a motion to approve the expanded deck. The motion was seconded by Mr. Secskas. The motion carried unanimously.**

**Petition 2
Robert Delorenzo
185 Sheppard Street
Waive Setback**

Mr. Grega made a motion to take Petition 2 off the table. The motion was seconded by Mr. Secskas. The motion carried unanimously. Mr. Secskas noted this is a topographical hardship. **Mr. Secskas made a motion to approve the location of the pool with the stipulation that petitioner obtain proper permit within ten (10) day timeframe. The motion was seconded by Mr. Grega. The motion carried unanimously.**

**Petition 3
Emira Kraja
68 Underwood Court
Variance of Section 14.2**

Mr. Secskas made a motion to take Petition 3 off the table. The motion was seconded by Mr. Grega. The motion carried unanimously. **Mr. Secskas noting that Success Village has approved deck and deck would mirror neighbors' deck made a motion to approve the petition. The motion was seconded by Mr. Kelemen. The motion carried unanimously.**

Petition 4
Thomas Sheridan
205 Carol Road
Waive Fence Height

Mr. Grega made a motion to take Petition 4 off the table. The motion was seconded by Mr. Secskas. The motion carried unanimously. Mr. Secskas noted that fencing does not impede site lines. **Mr. Grega made a motion to approve 6' fencing at 205 Carol Road. The motion was seconded by Mr. Kelemen. The motion carried unanimously.**

Petition 5
Donna Gonsalves
240 Quenby Place
Variance of Section 4.1.6.14C (1) and (3)

Mr. Secskas made a motion to take Petition 5 off the table. The motion was seconded by Mr. Grega. The motion carried unanimously. Addition was added in 1978 and seems more like a great room than an apartment. **Mr. Grega made a motion to approve the accessory apartment at 240 Quenby Place. The motion was seconded by Mr. Kelemen. The motion carried unanimously.**

Approval of Minutes – Mr. Grega made a motion to approve the minutes of September 2nd. The motion was seconded by Mr. Secskas. The motion carried unanimously.

C.A.M Site Plan Review – No Business

Members Concerns/Comments – Mr. Kelemen voiced concern on the attendance of the members of the Board of Zoning Appeals. Questioned how to get additional alternates.

Adjournment - There being no further items to discuss, Mr. Kelemen made a motion to adjourn the meeting. The motion was seconded by Mr. Grega. The meeting adjourned at 7:55 p.m.

Respectively Submitted,

Gail DeCilio