

Zoning Board of Appeals

Minutes

(meeting taped)

Monthly meeting: Thursday, January 16, 2014 in the City Hall Aldermanic Chambers.

The meeting was called to order at 6:30 p.m.

By roll call, members present: Mark Zeck, Angelo Dirienzo, Richard Bartholomew, John Kowarik, and Harvey Finkel. Sam Pollastro Jr. and Earl Robinson were excused.

Building Official Carlo Sarmiento was present.

Election of chair:

A motion was made Angelo Dirienzo and second by Harvey Finkel. Move to nominate Mark Zeck as Chairman of the Zoning Board of Appeals. Motion carried unanimously.

No other nominations were received. The floor was closed.

Public portion: This public portion is to satisfy section 101 of the Charter of the City of Derby. No one came forward. Public portion was closed.

Approval of minutes: Motion was made by John Kowarik and second by Angelo Dirienzo. Move to accept the minutes of the December 19, 2013 meeting, as written. Motion carried with Harvey Finkel abstaining.

Application No. 376 - Applicant: Robert Orchano, location of affected premises – 43 Iannotti Lane, Derby, CT 06418. Appealing determination of the zoning officer denying building a two car garage on right side of single family ranch house. Mr. Orchano was present this evening. He presented drawings he prepared that showed the dimensions of the property and the structures existing and proposed.

Motion made by John Kowarik and second by Richard Bartholomew. Move to take a brief recess at 6:35 p.m. for the purpose of allowing the Building Official to make copies on the submitted materials for distribution to the members. Motion carried unanimously.

Without objection the meeting reconvened at 6:40 p.m.

Mr. Orchano presented his drawing showing the dimensions of his lot, the dimensions of his house, his pool and the proposed garage. The drawing states that the square footage of the lot is 16,827 so 20% coverage equals 3,365. The calculations of square footage of the house, pool and garage totals 2,096, well below the 20% maximum amount. He is seeking to locate the

garage to the right of the house 9 ft 5 inches from the house and set back from the front corner of the house by 16 feet. He stated that he suggested this distance between structures so as to be sufficient space between the house and garage to allow for a lawn tractor or for visitors to walk to the back yard. With that placement, the garage would be within 4 feet of the side property line at its closest point. The garage would be sufficiently away from the front and rear required setbacks. Thus he is seeking a side yard variance of twelve (12) feet. He stated that the hardship is that currently he rents space for his antique vehicles and the addition of the garage would eliminate that need.

Mr. Sarmiento added that the shape of the lot is unique to the other lots in the subdivision. The applicant can not cite financial reasons for the hardship. In this case, the subdivision was designed decades ago prior to the current zoning regulations. The placement of the garage as being requested is consistent with other properties in the neighborhood.

Motion made by Angelo Dirienzo and second by John Kowarik. Move to grant a side yard variance of twelve feet to Robert Orchano for 43 Iannotti Lane with the hardship being the uniqueness of the lot dimensions for the purpose of constructing a two car garage. Motion carried unanimously.

Meeting Schedule for 2014:

Motion was made by Richard Bartholomew and second by Harvey Finkel. Move that the Zoning Board of Appeals will hold their regular monthly meetings on the third Thursday of each month at 7:00 p.m. **(NEW TIME)** at the City Hall for calendar year 2014 and January 2015. Motion carried unanimously.

The Zoning Board of Appeals meeting schedule for the remainder of 2014 calendar year shall be the third Thursday of each month at 7:00 p.m.:

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| February 20, 2014 | July 17, 2014 |
| March 20, 2014 | August 21, 2014 |
| April 17, 2014 | September 18, 2014 |
| May 15, 2014 | October 16, 2014 |
| June 19, 2014 | November 20, 2014 |
| January 15, 2015 | December 18, 2014 |

Motion was made by Richard Bartholomew and second by Harvey Finkel. Move to adjourn the meeting at 6:50 p.m. Motion carried unanimously.

Respectfully prepared,

Karen Kemmesies, secretary

These minutes are subject to Board approval at their next scheduled meeting.