

## WETHERSFIELD ZONING BOARD OF APPEALS

**PUBLIC HEARING - Unofficial minutes until voted upon**

**March 28, 2016**

The Wethersfield Zoning Board of Appeals held a public hearing on March 28, 2016 at 7:00 PM in the Town Hall Council Chambers, 505 Silas Deane Highway, Wethersfield, Connecticut

**PRESENT:** Thomas J. Vaughan Jr., Chairman  
Eugene Ziurys, Jr.  
Morris Borea  
David Gustafson, Alternate, Acting Clerk

**ABSENT:** Dan Logan, Vice Chairman  
Michael Vieira, Alternate  
Basia Dellaripa

**ALSO PRESENT:** Justin LaFountain, Zoning Officer

Chairman Vaughan, Jr. called the meeting to order at 7:01PM. He asked if there was anyone that wished to speak that was not on the agenda. There was no one from the audience. He explained the procedures of the meeting and the hearing. The Chairman further explained that since there are only four (4) members present, they all would need to vote affirmatively to approve any application and gave the applicants an option to proceed or the option to come to next month's meeting at no additional cost.

The Chairman asked the applicants if they wanted to go forward or wait for the next meeting. The applicants indicated that they wished to go forward with their application and took the podium. The Chairman indicated he would ask why they are asking for a variance and questions will ensue.

Chairman Vaughan asked the Clerk, Commissioner Gustafson to read the application.

1. **Application No 6170-16 Matthew and Corey Hunton - 14 Warner Place** seeking a variance to allow for the installation of a garage and breezeway (to be attached to the existing residence) over the building line on the Summerfield Drive side of a corner lot at 14 Warner Place, A Single Family Residential Zone (§3.7).

Mr. Matthew Hunton, 14 Warner Place....Stating they are requesting a variance to the setback for approval to build a garage with a length of 24' and breezeway 12' in length attached to the back of their home. They are requesting that the garage and breezeway be a little bigger than previous applicants (former owners), who had been approved for 20' and that approved variance expired. Applicants are requesting a 9' setback from the property line. Mr. Hunton stated that 50% of the primary home is in the setback area. They purchased the house in 2013 and did substantial renovations; the house was built in 1770. This is a corner lot and oddly shaped. The area was developed in 1986 or 1987 and the lot was much larger prior to Summerfield Drive being put in. The primary area is in the setback area and applicants see it as a non-conforming lot.

Chairman Vaughan asked Zoning Officer Justin LaFountain how many feet needed and how many they need for renovations. Mr. LaFountain indicated the corner lot needed 40' from property line and they are requesting a 31' variance. Chairman asked if lot was conforming prior to Summerfield going in. Mr. Hunton indicated it was larger. Also, Chairman Vaughan asked about the neighbors. Mr. Hunton replied that they were in favor and complimentary over the work we have done over the past 3 years. In particular,

the Chairman asked about Colleen Jinks, at 24 Summerfield Drive, who it directly affects, and Applicant indicated they are in favor and if they need to come there to support, they will.

Chairman Vaughan asked if they have to go to the Historic District Commission. Mr. Hunton will go after approval from Zoning. The Chairman also asked if it will look similar and will fit in with the profile of house. Mr. Hunton replied yes to the Chairman's question and questioned the height of the breezeway, which Mr. Hunton indicated 14 to 16 feet and the garage height would be 21.3, but they have not got into the specific design phase yet. Discussion ensued regarding trees and scrubs and Applicant indicated there was a cedar fence on the property. Chairman asked Mr. LaFountain if there was a previous variance and he indicated that there was.

Mr. LaFountain indicated that this was before Zoning Board of Appeals in 2012 and approved but it was never recorded on the land records. Chairman Vaughan asked as far as the structure itself, it is all conforming with building codes, just setback? Mr. LaFountain indicated that garages are allowed to be 850 s.f. and this is significantly less than that.

Chairman Vaughan asked if there were any other questions. Commissioner Gustafson asked if there was someone directly across from the applicant and if they were one of the three neighbors in favor. Mr. Hunton indicated that he spoken to them. The set back from the property line we are requesting is 9' and 20' to 21' off the street there is currently no sidewalk.

Chairman asked Mr. LaFountain does that get into the town's Right of Way. Chairman questioned the sidewalk to Mr. LaFountain. Zoning Official answered yes, beyond the 9' is the towns. If they put a sidewalk in, Mr. LaFountain indicated, it would be in the town's Right of Way beyond the nine feet. Commissioner Gustafson wanted to know if Mr. LaFountain had an idea of the distance from where the garage would be to the Jinks property. He responded about 80'. Commissioner Ziurys asked what the small attachment was and Mr. Hunton indicated that was the breezeway and gave dimensions. Chairman asked about the small shed indicating that it looks like it does not conform. Shed was preexisting.

Chairman asked if any more questions and if there was anyone to speak in favor of the application.

Diane DiCiccio, 30 Summerfield Drive, lives adjacent to subject property and indicated she was 100% in favor of the property, and appreciates the work they have done.

Betsey Scully 50 Summerfield Drive, They have done a spectacular job with the house and made the whole neighborhood look better.

Chairman Vaughan is there anyone against the application if not, we will close the hearing. There was no one in the audience who wished to speak in opposition to the application

Clerk Gustafson: **Application 6170-16 Matthew and Corey Hunton**, seeking a variance to allow for the installation of a garage and breezeway (to be attached to the existing residence) over the building line on the Summerfield Drive side of a corner lot at 14 Warner Place, A Single Family Residential Zone (§3.7)

Chairman asked for a motion to approve

**Motion to Approve** by Commissioner Borea as presented with the condition that it is approved by Historic District Commission

**Second** by Commissioner Ziurys

Chairman asked for discussion

Commissioner Borea stated that corner lots always present problems because of setbacks and not a regular shaped lot and at one time it would have accommodated the building since the lot was significantly larger prior to the town taking the road. Therefore, for all those reasons they demonstrated that they qualify for a variance.

Chairman, any discussion, all those in favor

Aye: All

Nay: None

2. **APPROVAL OF MINUTES OF:** January 25, 2016  
Chairman indicated that we are unable to approve based on a Commissioner not present from that January 25, 2016 meeting.
3. **APPROVAL OF MINUTES OF:** February 22, 2016  
Chairman asked for Motion to Approve Minutes of 2/22/16  
**Motion to Approve** Minutes by Commissioner Borea  
Second Commissioner Gustafson  
**Approved unanimously**
4. **AJOURNMENT**  
The meeting was adjourned at 7:15 PM

## **WETHERSFIELD ZONING BOARD OF APPEALS**

Chairman Vaughan, Jr.

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Commissioner Gustafson, Acting Clerk