



Town of Cromwell Zoning Board of Appeals

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Oct 31, 2022 03:29
JoAnn Doyle *JD*
TOWN CLERK
CROMWELL, CT

***PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY NOVEMBER 8, 2022
TOWN HALL COUNCIL CHAMBERS
41 WEST STREET CROMWELL***

AGENDA

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of Agenda
5. Public Comments
6. **Public Hearing:**
 - a. Application #22-04: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Rear Yard Setbacks) to allow for the connection from the house to the garage and the addition of a deck to the garage in the rear yard at 144 West Street. Danielle Crescentini-Little and Brian Little are the Applicants and the Owners.
7. **Board Members Comments:**
8. **Approval of Minutes:**
 - a. August 9, 2022
9. Adjourn

LEGAL NOTICE
PUBLIC HEARING
TOWN OF CROMWELL ZONING BOARD OF APPEALS

The Cromwell Zoning Board of Appeals will hold a Public Hearing and Meeting at 6:30 pm on Tuesday, November 8, 2022 in the Council Chambers at the Cromwell Town Hall at 41 West Street on the following item:

1. Application #22-04: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Rear Yard Setbacks) to allow for the connection from the house to the garage and the addition of a deck to the garage in the rear yard at 144 West Street. Danielle Crescentini-Little and Brian Little are the Applicants and the Owners.

At this hearing interested parties may appear and be heard and written testimony received. The application is on file in the Planning and Development Department office at 41 West Street, Cromwell, Connecticut.

Joseph Morin
Chairman

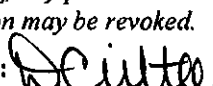
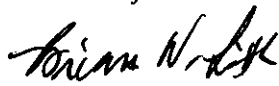
Dated in Cromwell, Connecticut this 25th day of October 2022.

#1 22-04

rev. 6/20/2011

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE, ZONING APPEAL, DMV LOCATION APPROVAL,
OR CHANGE OF NON-CONFORMING USE SPECIAL PERMIT**

Address: 144 West Street, Cromwell	PIN #: 00517400
Zoning District: R-25	Volume/Page: 1302/217
Applicant: Danielle Crescentini-Little and Brian Little	Property Owner: Danielle Crescentini-Little and Brian Little
Home or Business Address: 144 West Street, Cromwell CT 06416	Home or Business Address: 144 West Street, Cromwell CT 06416
Phone #: 860-965-0552 Email: DannaKC@aol.com	Phone: 860-965-0552
<i>I hereby certify that the information presented is to the best of my knowledge true and accurate, and that should such information be proved to be inaccurate or misleading, any permit issued on the basis of this information may be revoked.</i> Signature:  	<i>I hereby consent to the Applicant acting as my agent for the purpose of this application.</i> Signature:
Type of Application (check one): <input checked="checked" type="checkbox"/> Variance from Section 2.2.B of the Zoning Regulations. <input type="checkbox"/> Appeal from ZEO Decision dated _____. <input type="checkbox"/> Change of Non-Conforming Use Special Permit. <input type="checkbox"/> Application for Motor Vehicle Location Approval (attach copy of your completed DMV Form K-7)	
Description of Request: Requesting a variance to the Rear Yard setback requirement of 50' for a detached garage that has been attached to the home <u>Also added deck 12'x30' to detached garage</u>	

Justification for Request:

If Applying for a variance, state the hardship and explain why the variance is required.

If Appealing a decision of the ZEO, explain why you feel the ZEO is wrong.

If Applying for a change in non-conforming use Special Permit, explain how the new use will be less non-conforming than the current use.

If Requesting DMV Location Approval, state the date of the original Public Hearing (if any).

Please see the attached letter describing the hardship and explaining why a variance is being requested.

We appreciate your time and consideration.

1. I will send written notice of this application to the owners of property within 100' of the site not less than 14 days before the public hearing. I will submit the "certificate of mailing" not less than 10 days before the hearing.

2. I will post a sign on the property not less than 14 days before the public hearing per Section 8.10.H. of the Cromwell Zoning Regulations. I will submit an affidavit of posting at the hearing.

3. If my request is dimensional in nature, I have submitted a site plan prepared by a surveyor in accordance with Sec. 10.4.B.2 of the Cromwell Zoning Regulations.

OCuttler
applicant

Brian W. Lytle

10/6/22
date

Town of Cromwell
Zoning Board of Appeals
R-25 Zoning District

Request for Zoning Variance for:

Danielle Crescentini-Little and Brian Little
144 West Street, Cromwell CT 06416


Dear Zoning Board of Appeals Members,

We are requesting a variance to the required Rear Yard setback requirement at the address mentioned above. An addition completed to attach our detached garage and install a deck has caused a Rear Yard setback violation of Zoning Regulation 2.2.B. that we would like to remediate with an approved variance. We recently put our home on the market and learned that the required permit was not filed prior to the addition being built. The work was completed by a family member who passed away in 2020, making it impossible for us to determine why this work was completed without the proper permit. We kindly request a variance for the reasons mentioned below.

1. A literal enforcement of these Regulations would result in exceptional difficulty or unusual hardship solely with respect to 144 West Street. If not granted, we would be required to take down the attached room and deck. The granting of this variance request will have no detrimental impact to the district, or to the neighboring properties. The requested variance is consistent with the spirit and philosophy of the Town of Cromwell's Zoning Regulations.
2. Connecting the garage to the house and adding the deck changed the set back requirement from a minimum detached structure setback requirement of 10 feet to a minimum Rear Yard setback requirement of 50 feet. The configuration of the lot including its shape, narrowness, surrounding environmental factors as well as the location of the pre-existing garage make it very difficult to complete any additions.
3. The Rear Yard setback requirement of 50 feet deprives us from enjoying the same privileges as the adjoining lot property owners. Three of the four adjoining properties have a garage, and all three garages are attached to the home. The requested variance would allow our property to keep in character with our neighboring properties.
4. The detached garage was a detriment to the safety and welfare of our family and visitors, especially during the winter months. Prior to connecting the garage, we were faced with several dangerous issues. Snow drifts would accumulate in the narrow opening between the detached garage and the entryway into our home, making it very difficult to enter or exit the home from the driveway or the garage. Additionally, rain and melting snow from the roof would collect on the cement slab that connected the garage to our home. The water would freeze on the walkway, making entering or existing our home a near constant hazard from November through March. Connecting the garage to the home has prevented these hazardous conditions, which has greatly improved our family's general welfare.
5. The addition has enhanced the appearance of the property, which has increased its economic value. This consequently increases the values of adjoining properties as well as all properties within the Cromwell community.

We appreciate your time and consideration of our request.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Little' or similar, written in a cursive style.

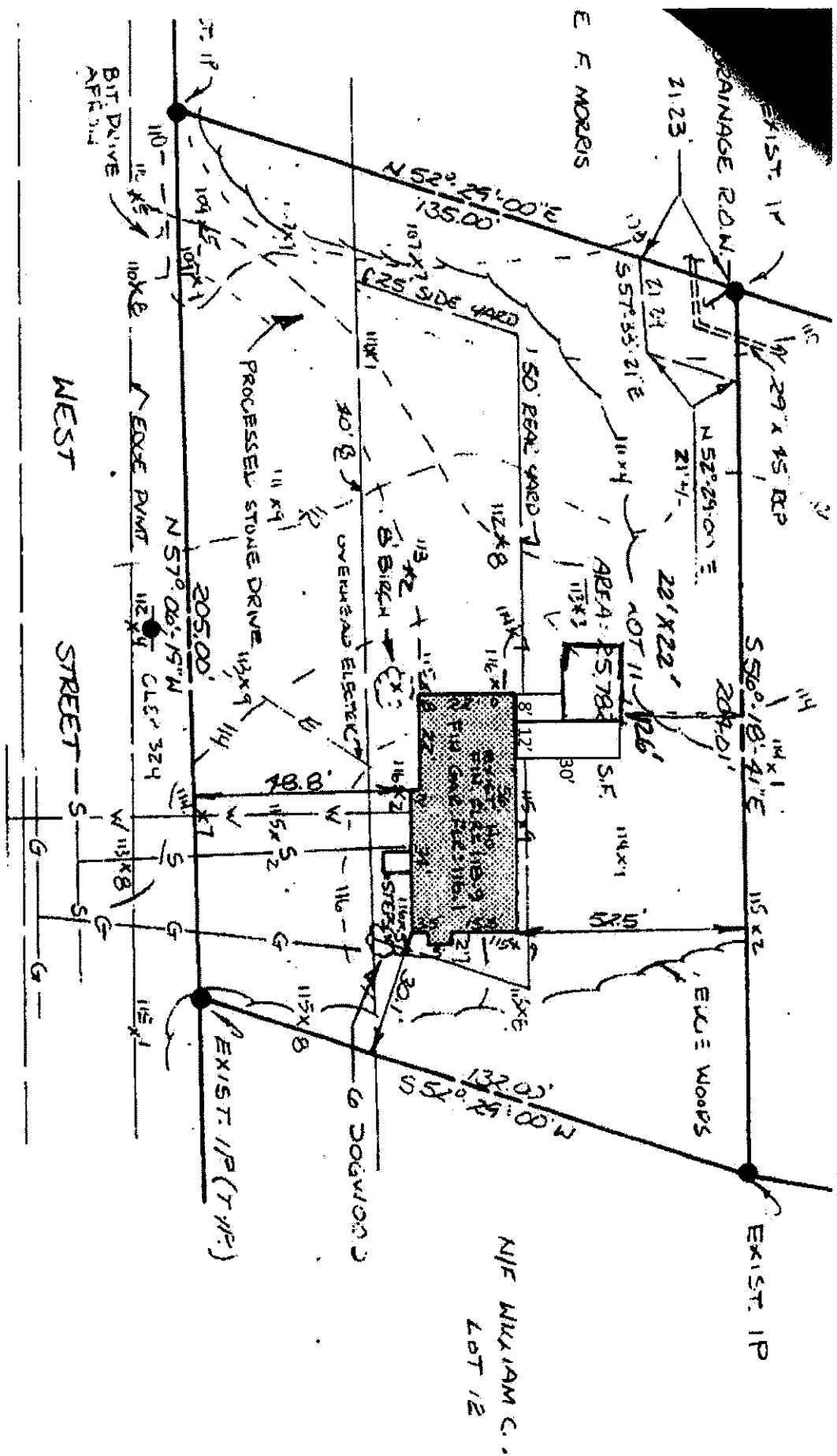
Danielle Crescentini-Little and Brian Little
Property Owners

Documents to follow:

As-Built Map

Map from 2004 permit for detached garage

Photos (Before and After)





Town of Cromwell Zoning Board of Appeals

RECEIVED FOR RECORD
Aug 19, 2022 02:20P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

***PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY AUGUST 9, 2022
TOWN HALL COUNCIL CHAMBERS
41 WEST STREET CROMWELL***

Minutes and Record of Votes

Present: John Keithan, John Whitney, Mark Zampino, Steve Wygonowski (alternate)

Absent: Chairman Joseph Morin, Vice Chairman Daniel Delisle, Brian Fisk (alternate)

Also Present: Zoning Compliance Officer Bruce Driska

1. Call to Order

The meeting was called to order by John Whitney at 6:34pm.

2. Roll Call

The presence of the above members was noted.

2. Seating of Alternates

A motion was made by John Keithan and seconded by Mark Zampino to seat Steve Wygonowski as an alternate. All were in favor; the motion passed.

3. Approval of Agenda

A motion was made by John Keith and seconded by Mark Zampino to approve the agenda. All were in favor; the motion passed.

4. Public Comments

March Young, 4 River Park Drive asked what each member of the Commission does.

Mr. Driska said he has never been asked that question before. He said the Commissioners are appointed or elected to the Board and they just have to have an understanding of the regulations. He said they are guided by town staff. Mr. Zampino said some of us have also taken seminars to get more familiar with the regulations.

6. Public Hearing:

- a. Application #22-03: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Building Coverage Ratio, Side Yard Setbacks and total Aggregate Side Yards) to allow for the construction of the garage on the north side of the house and a porch and balcony on the south side of the house at 6 River Park Drive. John Paul Golino is the Applicant and the Owner.

John Whitney reads the public hearing for application 22-03.

A motion was made by John Keithan and seconded by Mark Zampino to open the public hearing for application 22-03. All were in favor; the motion passed.

Stephanie Golino, 6 River Park Drive said they have one bay of their garage that is smaller than the rest and they would like to make it a little larger which would expand into the side yard. She said this would make the overall building coverage bigger. She said the zone changed making the home non-conforming. Mrs. Golino also said they would like to add a screened in porch and a balcony to the home. She said the previous owner had put a gazebo there and they wouldn't extend past where that is now.

Laurie Young of 4 River Park Drive said the garage has no impact on them but the porch does. She asked what the dimensions were and will the town make sure he sticks to the dimensions/plans that may get approved. Mr. Driska showed her the plan and said they would have to stick to this or smaller. Mrs. Young said you can't block the views of the river.

Mrs. Golino said the home had previous fire damage and they keep uncovering more things that need to be corrected.

Mr. Wygonowski asked if the home was nonconforming the way it was built and Mr. Driska said yes.

March Young of 4 River Park Drive asked what the side variance was and Mr. Driska said that it is an R25 zone so the required minimum setbacks are a minimum of 20 feet for a total of 50 feet. Mr. Driska said it is in the Board's purview to offer the variance.

A motion was made by John Keithan and seconded by Mark Zampino to close the public hearing for application 22-03. All were in favor; the motion passed.

John Whitney asked for any comments from the Commissioners. There were none.

A motion was made by John Keithan and seconded by Mark Zampino to approve application 22-03. All were in favor; the motion passed.

Mr. Whitney told the applicant they should wait 2 weeks for the approval letter. Mr. Driska said the letter must be filed on the land records within one year.

7. Board Members Comments:

Mr. Zampino said this was not much different than other cases as it was pretty straight forward. Mr. Wygnowski asked how applications gets here and Mr. Driska explained that most times people call their office asking if they can do something and we help them determine if it's viable. He spoke about when a survey was required and he said it usually when it is more than 500 square feet but some situations warrant an exception like if they aren't near a setback. Mr. Driska said there has to be something about the land that is a hardship. Mr. Keithan said the neighbor's input is important as well.

8. Approval of Minutes:

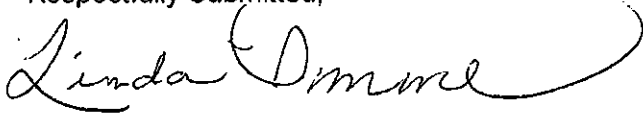
June 14, 2022

A motion was made by Mark Zampino and seconded by John Keithan to approve the minutes of June 14, 2022. All were in favor; the motion passed.

9. Adjourn

A motion was made by Mark Zampino and seconded by John Keithan to adjourn at 7:04pm. All were in favor; the motion passed.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Linda Imme". The signature is written in black ink and is positioned below the text "Respectfully Submitted,".

Linda Imme
Recording Clerk