



## **Town of Cromwell Zoning Board of Appeals**

***PUBLIC HEARING AND MEETING  
6:30 P.M. TUESDAY SEPTEMBER 12, 2023  
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 #23-05: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of an attached garage in the side yard setback at 15 Oak Ridge Drive in the Residence 25 Zone District. Olena Dobryuk is the Applicant and the Owner.
7. **Board Members Comments:**
8. **Approval of Minutes:**
  - a. July 11, 2023
9. **Adjourn**

RECEIVED FOR RECORD  
SEP 08 2023 11:29A  
JOAN GOSIA  
TOWN CLERK  
CROMWELL, CT

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, September 12 , 2023 in the Council Chambers at the Cromwell Town Hall at 41 West Street on the following item:

1. Application #23-05: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of an attached garage in the side yard setback at 15 Oak Ridge Drive in the Residence 25 Zone District. Olena Dobryuk is the Applicant and the Owner.

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 30th day of August 2023.

\$ 160.00

rev. 6/20/2011

App #  
23-05

**TOWN OF CROMWELL  
ZONING BOARD OF APPEALS**

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

Address: 15 Oak Ridge Dr	PIN #: 00371600
Zoning District: R-25	Volume/Page:
Applicant: Olena Dobryuk	Property Owner: Olena Dobryuk
Home or Business Address: 15 Oak Ridge Dr Cromwell CT 06416	Home or Business Address:
Phone #: 347 276 5565	Phone:
Email: olenadobryuk@gmail.com	
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. Signature: Olena Dobryuk	I hereby consent to the Applicant acting as my agent for the purpose of this application. Signature: Olena Dobryuk
<b>Type of Application (check one):</b> <input type="checkbox"/> Variance from Section _____ 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)	
<b>Description of Request:</b> I would like to build an attached garage addition to my house. We would like to get an appeal due to the we did not located the garage on the other side of the property was the topography drops off and the septic systems are located on that side of the property.	

**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).

*We would like to request the hearing because the topography drops off and the septic systems are located on the different sides of the property.*

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.

*Deborah*  
applicant

*8/14/23*  
date



## **Town of Cromwell Zoning Board of Appeals**

***PUBLIC HEARING AND MEETING  
6:30 P.M. TUESDAY JULY 11, 2023  
TOWN HALL COUNCIL CHAMBERS  
41 WEST STREET CROMWELL***

RECEIVED FOR RECORD  
Jul 31, 2023 01:38P  
JoAnn Doyle  
TOWN CLERK  
CROMWELL, CT

### **Minutes and Record of Votes**

**Present:** Chairman Joseph Morin (via phone), Vice Chairman Dan Delisle, Mark Zampino, John Whitney and John Keithan

**Absent:** Steve Wygonowski (alternate)

**Also Present:** Director of Planning and Development, Stuart Popper, Zoning Enforcement Officer Bruce Driska

1. **Call to Order** - the meeting was called to order by Vice Chair Delisle at 6:31pm
2. **Roll Call** - The presence of the above members was noted.
3. **Seating of Alternates** - none
4. **Approval of Agenda**

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

5. **Public Comments** - none

6. **Public Hearing:**
  - a. Application #23-04: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of the addition in the side yard setback at 6 Oak Ridge Drive in the Residence 25 Zone District. Lisa M. Vooy is the Applicant and the Owner.

Vice Chair Delisle read the legal notice dated June 26, 2023.

A motion was made by John Whitney and seconded by Mark Zampino to open the public hearing for application #23-04. All were in favor; the motion passed.

Mr. Popper read his comments from a memo to the Board dated July 3, 2023. He said the house is non-conforming to the required side yard setback and this includes the minimum aggregate set back of 50 feet and the required minimum set back of 20 feet for the side yard on the east side of the house. The addition will reduce the existing side yard setback from 16.3 to 14.5 feet on the east side of the house. Mr. Popper said the Board members have the site plan map.

Lisa Vooys, 6 Oak Ridge Drive said she is looking for a variance since the house sits slightly askew on the lot. She said she would like to add 10 feet to the back of her kitchen and 5 feet in the bedroom. Chairman Morin asked if it would be a full two story addition and Ms. Vooys said yes. Mr. Zampino asked if the siding would match and Ms. Vooys said yes, that they are going to re-side the entire house with the same color. Vice Chair Delisle asked if they notified the abutters and Ms. Vooys said they notified everyone within 100 feet by sending a certified letter on June 20, 2023.

Vice Chair Delisle asked if anyone in the public wanted to speak regarding application #23-04.

Robert Hall, 4 Oak Ridge Drive said they are totally fine with the addition.

A motion was made by John Whitney and seconded by Mark Zampino to close the public hearing for application #23-04. All were in favor; the motion passed.

A motion was made by John Whitney and seconded by John Keithan to approve application #23-04. All were in favor; the motion passed.

Mr. Popper said a legal notice will be put in the paper on Tuesday and if you want to start building before the 2 weeks after the notice is published than you will need to submit a hold harmless letter to the town. He said you will receive the variance in the mail

## **7. Board Members Comments:**

Chairman Morin said the only error he saw in the bylaws was the meeting time and date needs to be changed to the second Tuesday of the month at 6:30pm. Mr. Popper said he will correct that.

## **8. Approval of Minutes:**

a. May 9, 2023

A motion was made by John Whitney and seconded by Mark Zampino to approved the minutes of May 9, 2023. All were in favor; the motion passed.

## **9. Adjourn**

A motion was made by John Whitney and seconded by John Keithan to adjourn at 6:42pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme  
Recording Clerk



# REFERENCE MAP:

AS-BUILT PREPARED FOR QUALITY BUILDERS - 15 OAK RIDGE DRIVE - CROMWELL, CONNECTICUT - SCALE: 1" = 20' - JULY 24, 1995 - REVISED THRU DEC. 1, 1997 - BY DUTCH & ASSOCIATES

## ZONING COMPLIANCE CHART - ZONE: R-25

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	25,000 FT <sup>2</sup>	19,816 FT <sup>2</sup>	19,816 FT <sup>2</sup>
MINIMUM LOT FRONTAGE	130'	100.00'	100.00'
FRONT YARD SETBACK	20'	72.9'	72.9'
SIDE YARD SETBACK	20'	22.4' L - 25.5' R	16.5' L - 25.5' R
AGGREGATE SIDE	50'	47.9'	42.0'
REAR YARD SETBACK	50'	70.8'	70.8'
MAX. BUILDING COVERAGE	25%	13.3%	13.3%
MAX. BUILDING HEIGHT	25'	23.5'	23.5'

\*\* PRE-EXISTING, NON-CONFORMING CONDITION  
\*\* VARIANCE REQUIRED

## PLAN NOTES:

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING STRUCTURE AND PROPOSED STRUCTURE RELATIVE TO THE PROPERTY BOUNDARY LINES.

THE BOUNDARY SHOWN IS PER THE REFERENCED MAP.

A VARIANCE WILL BE REQUIRED TO ACCOMMODATE THE PROPOSED GARAGE ADDITION.

THE ZONING COMPLIANCE CHART ACCOUNTS FOR THE BUILDING COVERAGE OF THE EXISTING SIED AND COOP BUT NOT THE YARD SETBACKS, AS THEY ARE PRE-EXISTING.

## PROPOSED ADDITION PLAN

PREPARED FOR

**OLENA DOBRYUK**

15 OAK RIDGE DRIVE - CROMWELL, CONNECTICUT  
SCALE 1" = 20' - AUGUST 8, 2023

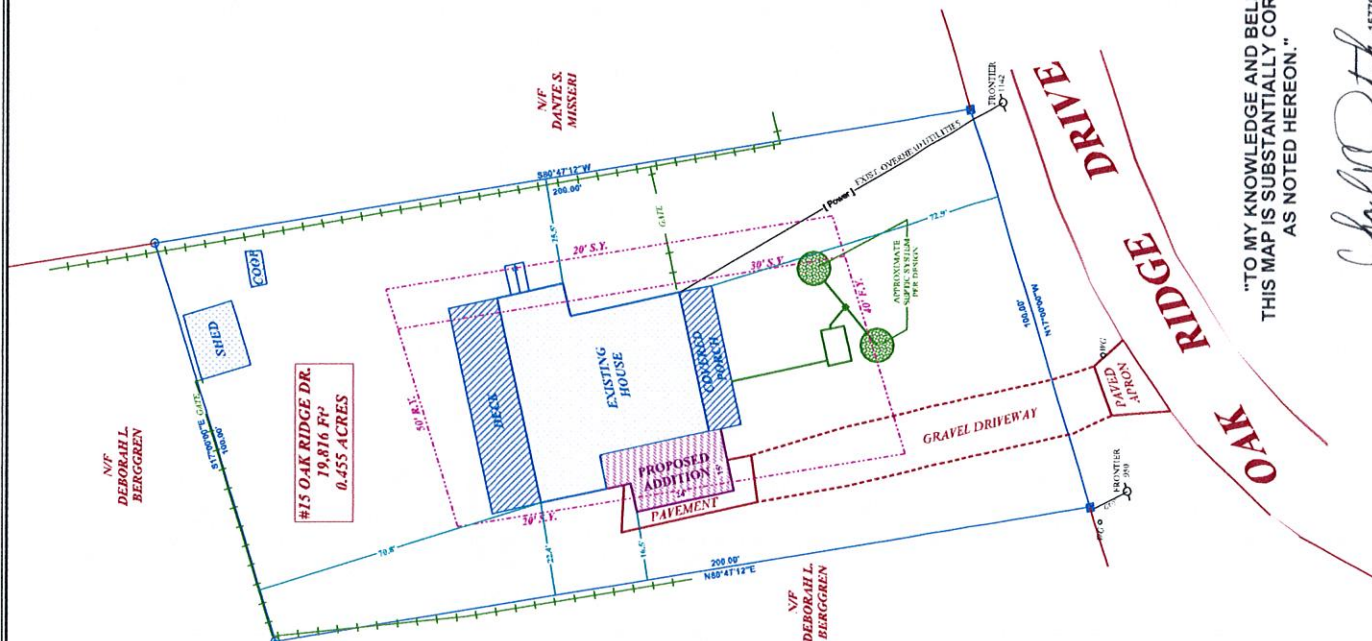


**DUTCH & ASSOCIATES**

LAND SURVEYORS

P.O. BOX 163 (392 SOUTH MAIN ST.), COLCHESTER, CT, 06415  
PHONE: (860) 537-3465 - DUTCHASSOCIATES.COM

FORM NO. 2-154



"TO MY KNOWLEDGE AND BELIEF  
THIS MAP IS SUBSTANTIALLY CORRECT  
AS NOTED HEREON."

*Charles R. Dutch*  
CHARLES R. DUTCH, L.S. LICENSE NUMBER 15776



LEGEND	
	UTILITY POLE
	IP RECOVERED
	MONUMENT RECOVERED
	VINAL FENCE
	WG WATERGATE

REFERENCE NOTE  
1. SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE  
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