



Town of Cromwell Zoning Board of Appeals

***SPECIAL PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY JANUARY 14, 2020
ROOM 224/225 CROMWELL
TOWN HALL, 41 WEST STREET***

AGENDA

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of Agenda
5. Public Comments
6. Approval of 2020 Meeting Calendar
7. Public Hearings:
 - a. Application #19-14: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of a single-family home with an attached garage at 560 Main Street. Salvatore and Salvatrice A. Petrella are the Applicants and Owners.
8. Approval of Minutes:
 - a. October 8, 2019
9. Adjourn

RECEIVED FOR RECORD
Jan 08, 2020 02:39P
JoAnn Doyle
TOWN CLERK
CROMWELL, CT

Memo

To: Zoning Board of Appeals
From: Stuart B. Popper, AICP
Director of Planning and Development
Date: January 8, 2020
Re: Comments on the January 14, 2020 Meeting Agenda

7. Public Hearing:

a. Application #19-14: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of a single-family home with an attached garage at 560 Main Street. Salvatore and Salvatrice A. Petrella are the Applicants and Owners.

The existing non-conforming 19,624 square foot lot is located in the R-15 Zone District on the east side of Main Street. Please note that the lot has a lot frontage of 94.05 feet and narrows in width from front to rear. Attached is a copy of the site plan showing the proposed house.

The applicant is proposing to construct a 2,144 square foot single story house with a 142 square foot attached garage. The attached garage will be located on the north side of the house. The garage will have a minimum side yard of 12 feet. The house will have minimum side yard of 12 feet. The required minimum sideyard setback in the R-15 Zone District is 15 feet. While the minimum aggregate sideyard setback in the R-15 Zone District is 35 feet.

The applicant is asking for a variance of 3 feet from the minimum sideyard setback of 15 feet to 12 feet and a variance of 10.9 feet from the minimum aggregate side yard from 35 feet to 24.10 feet. The basis of the hardship is the unique shape of the nonconforming lot.

Memo

To: Town Staff
From: Stuart B. Popper, Town Planner
Date: October 18, 2019
Re: ZBA Meeting Dates for 2020

Please approve the following meeting dates for 2020 at your next ZBA meeting on November 12, 2019.

January 14, 2020 Special Meeting

February 11, 2020 Special Meeting

March 10, 2020

April 14, 2020

May 12, 2020

June 9, 2020

July 14, 2020

August 11, 2020

September 8, 2020

October 13, 2020

November 10, 2020

December 8, 2020

LEGAL NOTICE
PUBLIC HEARING
TOWN OF CROMWELL ZONING BOARD OF APPEALS

The Cromwell Zoning Board of Appeals will hold a Special Public Hearing and Meeting at 6:30 pm on Tuesday January 14, 2020 in Room 224 of the Cromwell Town Hall at 41 West Street on the following items:

1. Application #19-14: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of a single-family home with an attached garage at 560 Main Street. Salvatore and Salvatrice A. Petrella are the Applicants and Owners.

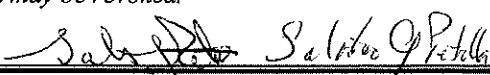

At this hearing interested parties may appear and be heard and written testimony received. The applications are on file in the office of the Town Planner at 41 West Street, Cromwell, Connecticut.

Joseph Morin
Chairman

Dated in Cromwell, Connecticut this 24th day of December 2019

TOWN OF CROMWELL
ZONING BOARD OF APPEALS

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

Address: 560 Main Street	PIN #: 00215600
Zoning District: R-15	Volume/Page: 1334-211
Applicant: Petrella Salvatore + Salustrice A.	Property Owner: Petrella, Salvatore + Salvatore A.
Home or Business Address: 8 Wexford Lane Cromwell CT 06416	Home or Business Address: 8 Wexford Lane Cromwell, CT 06416
Phone #: 860 635-3723	Phone: 860 635-3723
Email: sallypetrella@comcast.net	
<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>	<i>I hereby consent to the Applicant acting as my agent for the purpose of this application.</i>
Signature:  Salvatore Q Petrella	Signature:  Salvatore Q Petrella
Type of Application (check one): <input checked="" type="checkbox"/> Variance from Section <u>2.2B</u> 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: To vary the side yard set back distances to allow for the construction of a single family residence with attached garage.	

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.

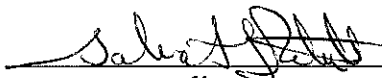
If Requesting DMV Location Approval, state the date of the original Public Hearing (if any).

See attached letter.

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.


applicant

December 20, 2019
date

Zoning Board of Appeals

Application for Variance at 560 Main Street in Cromwell

Application number 19-14 – Salvatore & Salvatrice Petrella

Justification for Request:

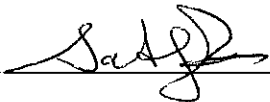
The lot at 560 Main Street was created prior to the adoption of zoning regulations in the Town of Cromwell and is non-conforming to regulations currently in effect.

We intend to build a retirement home on this lot for ourselves and a variance is required to allow for a single-family ranch style residence with an attached garage. The requested variance would affect the side yard set-back distances.

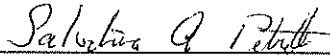
The hardship in this application involves the peculiar configuration of this lot and adjacent lots on Main Street. The lot lines are not perpendicular to Main Street and run at an angle instead. While the adjacent structures at 558 Main Street and 562 Main Street were built parallel to Main Street, the yards are not rectangular in shape. The narrowness of this particular lot prevents us from lining up the house parallel to Main Street without a variance and building a house at an odd angle would not fit in with the neighborhood.

A garage is a necessity in this day and age, especially for the safety of the senior citizens occupying the property. The logical placement of a garage would be slightly to the rear of the front yard set-back line for aesthetic purposes and to keep the driveway as short as possible.

We thank you for consideration of this request.



Salvatore J. Petrella



Salvatrice A. Petrella



Property Information
 Property ID 00215600
 Location 560 MAIN STREET
 Owner PETRELLA SALVATORE



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Town of Cromwell, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 7/1/2018
 Data updated 11/18/2018

**TOWN OF CROMWELL
ZONING BOARD OF APPEALS
SPECIAL PUBLIC HEARING AND MEETING
6:30 P.M. TUESDAY October 8, 2019
ROOM 224/225 CROMWELL
TOWN HALL, 41 WEST STREET**

Minutes

Present: Vice Chairman Daniel T. Delisle, John Whitney, Mark Zampino, Steve Wygonowski (alternate), and Brian Fisk (alternate)

Absent: Chairman Joseph Morin and John Keithan

Also Present: Zoning Enforcement Officer-Acting Recording Clerk Bruce Driska

1. **Call to Order:** The meeting was called to order by Vice Chairman Delisle at 6:30 p.m.
2. **Roll Call:** The presence of the above members was noted.
3. **Seating of Alternates:** John Whitney made a motion to seat alternates Steve Wygonowski and Brian Fisk. Motion seconded by Mark Zampino. *All in favor; motion passed.*
4. **Approval of Agenda:** Mark Zampino made a motion to approve the agenda; Seconded by Brian Fisk. *All in favor; motion passed.*
5. **Public Comments:** None.
6. **Public Hearings:**
 - a. Application #19-10: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Minimum Side Yard Setback) to allow for the construction of the garage 55 Field Road. Laura Beth Corey is the Applicant and the Owner. *Item Continued*
 - b. Application #19-12: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Maximum Building Coverage) to allow for the construction of a rear deck at 9 Ranney Street. Keith B. Sipes is the Applicant and Keith B. and Christine M. Sipes are the Owners.

Brian Fisk made a motion to open the public hearing for Application #19-12; Seconded by Mark Zampino. *All in favor; motion passed.*

Keith B. Sipes of 9 Ranney Street explained his proposal to construct a deck located at the rear of the house. Mr. Driska explained the variance request was for relief from the maximum building coverage value of 15%, adding that the property was currently at 15.2% without the proposed deck, and with the proposed deck approximately 17.4%.

Mark Zampino made a motion to close the public hearing; Seconded by Brian Fisk. *All in favor; motion passed.*

Brian Fisk made a motion to approve Application #19-12: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Maximum Building Coverage) to allow for the construction of a rear deck at 9 Ranney Street. Keith B. Sipes Applicant and Keith B. and Christine M. Sipes Owners; Seconded by Mark Zampino. *All in favor; motion passed.*

c. Application #19-13: Request for Variance from Section 2.7.B Fences of the Zoning Regulations (Height of a fence in the front yard) and Section 5.7 Corner Lots and 5.8 Visibility at Intersections to allow for the construction of a 6' high fence in the front yard of a corner lot at 78 North Road. Elizabeth Harrison is the Applicant and Elizabeth and Eric Harrison are the Owners.

Elizabeth Harrison explained the reason for her variance request for a 6-ft tall fence was to provide a safe and secure area for her children at her corner lot property along a heavily traveled intersection of North and Ledge Roads. Mr. Wygonowski asked Mr. Driska if he had any concerns with the request. Mr. Driska expressed no concerns and informed the Board that Town staff identified and marked out property lines along North and Ledge Roads as well as identifying a 25-ft triangle required by the zoning regulations for compliance with visibility at intersections. Ms. Harrison stated she was aware of the mark out areas intended to note acceptable fence placement.

John Whitney made a motion to close the public hearing; Seconded by Mark Zampino. *All in favor; motion passed.*

Brian Fisk made a motion to approve Application #19-13: Request for Variance from Section 2.7.B Fences of the Zoning Regulations (Height of a fence in the front yard) and Section 5.7 Corner Lots and 5.8 Visibility at Intersections to allow for the construction of a 6' high fence in the front yard of a corner lot at 78 North Road. Elizabeth Harrison Applicant and Elizabeth and Eric Harrison Owners. Seconded by Mark Zampino. *All in favor; motion passed.*

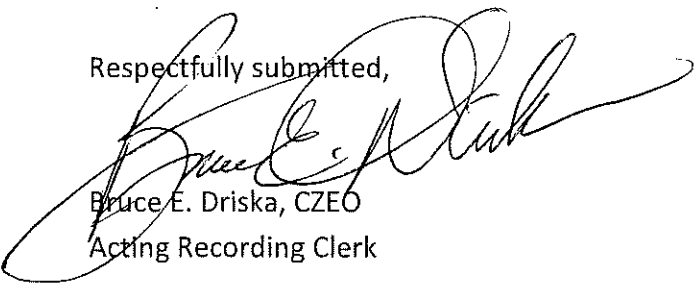
7. Approval of Minutes:

- a. September 10, 2019 - John Whitney made a motion to approve the amended minutes with corrections as presented by Mark Zampino; Seconded by Brian Fisk. *Steve Wygonowski abstaining, all others in favor; motion passed.*

8. Adjourn:

John Whitney made a motion to adjourn the meeting. *All in favor; motion passed.*
Meeting adjourned at 6:50 p.m.

Respectfully submitted,



Bruce E. Driska, CZEO
Acting Recording Clerk