

**TOWN OF SOUTH WINDSOR
ZONING BOARD OF APPEALS**

Minutes

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April 4, 2019

MEMBERS PRESENT: Erik Dabrowski, Wayne Kilburn, James Kupchunos, Teri Parrott

ALTERNATES PRESENT: Elizabeth McGuire
Edwina Futtner

STAFF PRESENT: Pamela Oliva, Zoning Enforcement Officer
Donna Thompson, Recording Secretary

The following are motions made during the April 4, 2019 Public Hearing/Regular Meeting.

Chairman Erik Dabrowski called the public hearing to order at 7:30 pm.

Chair Dabrowski seated Alternate McGuire for Board Member Steven Carty.

The Recording Secretary read the legal notice as published in the Journal Inquirer on Saturday, March 23, 2019 and Saturday, March 30, 2019.

Public Hearing

App. 2830-19 – Ana Rodriguez dba Eagle Auto Collision Center, LLC – request for approval of a Department of Motor Vehicle General Repairer License, on property located at 1505 John Fitch Blvd, Industrial zone. (continued from 3/7/2019)

Ana Rodriguez and Raphael Otero were in attendance to continue their application for DMV licensing. Mr. Otero stated that the issues of parking, lease and tenancy have all been resolved. Mr. Otero provided a site plan showing the portion of the building and parking that Eagle Auto will be leasing. Director of Planning, Michele Lipe had reviewed and approved this plan based on parking requirements. Mr. Otero and Ms. Rodriguez plan to move the business to 1505 John Fitch Blvd after the end of the month. Some additional space and parking will be used by another tenant.

App. 2831-19 – Leonard Treglia – request for two variances, 1) a 16 ft variance to Table 4.1.6A to allow a 22 ft by 27.5 ft carport to be added to an existing non-conforming structure 34 ft from the front property line (50 ft required) and 2) a 20 ft variance to Table 4.1.6A to allow a decorative overhang to protrude 4 ft into the front yard setback (50 ft required). Also, a request for approval of a Department of Motor Vehicle Used Car Dealer License, on property located at 713 John Fitch Boulevard, General Commercial zone.

Mr. Treglia presented the applications. Originally he had obtained a DMV license at the 713 John Fitch Blvd location but transferred the license when he moved to 1429 John Fitch Blvd in 2002. Mr. Treglia had leased 713 to a tenant with the same type of business in the intervening years. He is now moving back to 713 and must transfer his DMV license back to this address.

Mr. Treglia stated that the variances are being requested for improvements to the property. He would like to replace the overhang over the entrance to the office area, which will provide protection for customers, as well as more decorative. Adding the carport to the other end will be useful and make the building look more aesthetically pleasing. The property became non-conforming due to the widening of John Fitch Blvd at some point in the past, along with changes in zoning regulations over the years. The front yard setback line now goes through the center of the building, making it impossible to do anything without a variance.

App. 2832-19 – Jared & Mindy Lewis – request for a 27 ft variance to Table 3.1.2A to allow a 22 ft by 16 ft deck to be added to an existing non-conforming structure 23 ft from the front property line (50 ft required), on property located at 681 Chapel Road, RR zone.

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March 7, 2019

Mr. Lewis presented the application. He explained that the property is a corner lot and thus has two front yard setbacks. The topography of the lot does not allow a patio to be installed at the back of the house and to build the deck instead a variance is required. The hardships the Lewis's face are the corner lot with two front yard setbacks, the topography and the non-conforming lot.

Motion to: close the public hearing at 7:56 pm.

Made by: Board Member Parrott

Second: Board Member Kupchunos

Motion: Carried

Vote: Unanimous

Deliberative Session

App. 2830-19 – Ana Rodriguez dba Eagle Auto Collision Center, LLC – request for approval of a Department of Motor Vehicle General Repairer License, on property located at 1505 John Fitch Blvd, Industrial zone.

Motion to: approve Appl 2830-19 for DMV license based upon plan submitted and Planning and Zoning Commission approval of site plan of development dated March 24, 2016

Made by: Board Member Kupchunos

Second: Board Member Parrott

Motion: Carried

Vote: 4 yea – Dabrowski, Kilburn, Kupchunos, Parrott; McGuire and Futtner abstained due to absence from previous meeting

App. 2831-19 – Leonard Treglia – request for two variances, 1) a 16 ft variance to Table 4.1.6A to allow a 22 ft by 27.5 ft carport to be added to an existing non-conforming structure 34 ft from the front property line (50 ft required) and 2) a 20 ft variance to Table 4.1.6A to allow a decorative overhang to protrude 4 ft into the front yard setback (50 ft required). Also, a request for approval of a Department of Motor Vehicle Used Car Dealer License, on property located at 713 John Fitch Boulevard, General Commercial zone.

Motion to: approve Appl 2831-19 for DMV license based on plans submitted and previous approval by Planning and Zoning Commission of site plan of development

Made by: Board Member Kupchunos

Second: Board Member McGuire

Motion: Carried

Vote: Unanimous

Board Members were satisfied with the information provided. The application was very straight forward and well presented.

Hardship: changes in zoning regulations and the widening of RT5 led to non-conformity by moving the building line to the center of the building

Motion to: approve Appl 2831-19 of both variances, as submitted

Made by: Board Member Kupchunos

Second: Board Member Parrott

Motion: Carried

Vote: Unanimous

App. 2832-19 – Jared & Mindy Lewis – request for a 27 ft variance to Table 3.1.2A to allow a 22 ft by 16 ft deck to be added to an existing non-conforming structure 23 ft from the front property line (50 ft required), on property located at 681 Chapel Road, RR zone.

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March 7, 2019

Hardship: corner lot, 2 front yard setbacks, non-conforming, topography

Motion to: approve Appl 2832-19, as submitted

Made by: Board Member Kilburn

Second: Board Member Kupchunos

Motion: Carried

Vote: Unanimous

Approval of Minutes

Motion to: approve minutes of March 7, 2019

Was made by Board Member Carty

Seconded by Board Member Kupchunos

The motion: Carried

Vote: 4 yea – Dabrowski, Kilburn, Kupchunos, Parrott; McGuire and Futtner abstained due to absence

New Business: none

Old Business: none

Correspondence: none

Adjournment:

Motion to: adjourn the meeting at 8:05 pm

Was made by Board Member Kilburn

Seconded by Board Member Parrott

The motion: Carried

Vote: Unanimous

Respectfully submitted,

Donna Thompson
Recording Secretary

Approved: May 2, 2019