

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

Minutes

1

November 2, 2017

MEMBERS PRESENT: James Kupchunos, Steve Carty, Erik Dabrowski

ALTERNATES PRESENT: Edwina Futtner, Elizabeth McGuire

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

The following are motions made during the November 2, 2017 Public Hearing/Regular Meeting.

Acting Chairman Jim Kupchunos called the public hearing to order at 7:35 pm.

The Acting Chair appointed Alternate Member McGuire to be seated for Board Member Kilburn and Alternate Member Futtner to be seated for Board Member Etter.

The Recording Secretary read the legal notice as published in the Journal Inquirer on Saturday, October 21, and Saturday, October 28, 2017.

Vice Chairman Kupchunos recused himself from the hearing of application 2803-17, asking Secretary Carty to conduct the public hearing and deliberative session as the Acting Chair.

Public Hearing / Madden Room

1. **Appl. 2803-17 – Gary & Nicole Grilli** – request for a 9 foot variance to Table 3.1.2A to allow placement of a 28' by 25' garage 11 feet from the property line (20 ft required), on property located at 80 Berle Road, AA-30 Residential zone.

Peter DeMallie, Design Professionals Inc., presented the application. Dr. and Mrs. Grilli were also present to provide additional details if requested.

The proposed detached garage would be placed so the existing side load garage will still be accessible. Mr. DeMallie reviewed the narrative he provided with the application. The driveway has a very steep grade, too steep for parking, especially in winter. The only safe parking is at the top of the driveway. It is not safe to park on street. There have been accidents involving cars exiting a neighbor's driveway and cars parked on the street on at least two occasions. The proposed garage must be set back from the top of the driveway in order for it, and the existing garage, to be usable. With the widening of the driveway at the top, more safe parking will be available instead of parking on the street.

Mr. DeMallie read into the record a letter of support from the Grilli's closest neighbor, Stanley Karasinski, 68 Berle Road. Mr. Karasinski would be the neighbor most impacted by the addition of the proposed garage. Mr. Karasinski had no objection to the proposal and encouraged the granting of the variance. Mr. DeMallie provided four more letters of support.

Resident, Jim Kupchunos, 1 Christine Lane, spoke in favor of the application. The addition of the detached garage will improve the area; making it safer by providing parking off the street. On street parking is hazardous due to the driveway diagonally across the street.

Board Member Dabrowski questioned that the hardship is the steep driveway and the lay of the land? Mr. DeMallie stated yes, as well as other considerations already mentioned.

Dr. Grilli added that there is a well in the backyard that prohibits placing the proposed garage any further back.

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

Minutes

2

November 2, 2017

Board Member Futtner visited the site and stated that she had trouble maneuvering her car at the top of the drive as it currently exists. The driveway is very steep and she had concerns about backing down it. Board Member Futtner urged approval of the application and stated that the widening of the drive is a good idea, so you can turn around to drive out.

Mr. DeMallie stated that the impervious coverage will remain under the allowable limit.

Board Member Carty asked if the proposed garage could be placed three feet to the west. Mr. DeMallie said for turning purposes it would be too tight.

Dr. Grilli stated that there are significant overhangs on both the existing and the proposed garages. The overhangs will be very close together with this plan, not permitting the garages any closer than proposed. This placement will also allow access to the backyard.

Motion to: close public hearing at 8:11 p.m.

Was made by Board Member Dabrowski

Seconded by Board Member McGuire

The motion: Carried

Deliberative Session

1. **Appl. 2803-17 – Gary & Nicole Grilli** – request for a 9 foot variance to Table 3.1.2A to allow placement of a 28' by 25' garage 11 feet from the property line (20 ft required), on property located at 80 Berle Road, AA-30 Residential zone.

Board Member McGuire stated she felt there are no alternatives available to the applicant.

Board Members were satisfied they had enough information to make a decision.

Motion to: approve Appl. 2803-17 as presented, with the hardship being the extremely steep grade of the driveway, the difficult access to the side garage and the location of the well in the back yard which limits placement of any other structure.

Was made by Board Member Dabrowski

Seconded by Board Member Futtner

The motion: Carried

Vote: Unanimous

Approval of Minutes

Motion to: approve minutes of October 5, 2017

Was made by Board Member Carty

Seconded by Board Member Dabrowski

The motion: Carried

Vote: Unanimous

New Business:

Old Business: Review of Bylaws: Tabled until the next meeting

Correspondence:

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

Minutes

3

November 2, 2017

Adjournment:

Motion to: adjourn the meeting at 8:20pm
Was made by Board Member Dabrowski
Seconded by Board Member Futtner
The motion: Carried
Vote: Unanimous

Respectfully submitted:

Donna Thompson
Recording Secretary

Approved: December 7, 2017