

TOWN OF COLUMBIA
ZONING BOARD OF APPEALS
THURSDAY, September 24, 2015-7:00 P.M.
ADELLA G. URBAN ADMINISTRATIVE OFFICE CONFERENCE ROOM
323 ROUTE 87, COLUMBIA, CT
REGULAR MEETING MOTIONS AND MINUTES

Members Present: Chair Joseph Narkawicz, Vice-Chair Carole Williamson, Secretary Jeffrey Vose, William Petrone

Members Absent: Gary Littlefield, Keith Peck (Alternate)

Staff Present: ZEO Connie Kisluk, Board Clerk Kelly McGuire

Others Present: David and Mary Earley, Michael and Corrine Ricci, Larry and Judy Preston

CALL TO ORDER: Chair J. Narkawicz called the meeting to order at 7:03 p.m.

ROLL CALL: There was a quorum

CHANGES/ADDITIONS TO AGENDA: None

APPROVAL OF REGULAR MEETING MINUTES OF August 27, 2015:

C. Williamson would like to amend the August 27, 2015 minutes to reflect that Gary Littlefield was seated for J. Narkawicz. J. Vose MOVED to APPROVE the regular meeting minutes of August 27, 2015 as amended. W. Petrone SECONDED. MOTION CARRIED 4:0:0.

AUDIENCE OF CITIZENS (Comments on matters not on the Agenda)

SUSPEND REGULAR MEETING: J. Narkawicz suspended the regular meeting at 7:05 p.m.

Public Hearing: ZBA-1516-02: Application of David and Mary Earley pursuant to a Special Permit under sections 10.3.2 and 52.6 of the Columbia Zoning Regulations for reductions in side and rear yard setbacks and an increase in lot coverage to 12.3% at 4 Collins Road, Columbia, CT.

J. Narkawicz stated the official notices were mailed to the abutting property owners. He said the purpose of this application is to expand the building in two areas. The first expansion is for a single door attached garage that will be built next to the existing single door garage. The new garage will be 12 feet x 24 feet; the elevation will be the same as the existing garage. The second expansion is for a front porch. The new porch will be 8 feet x 26 feet; the elevation of the porch roof will be the same as the adjoining front gable. The action requested by Mr. and Mrs. Earley is the approval of a Special Permit for both expansions as shown on the plot plan and elevation drawings on file. C. Williamson asked if they were also requesting approval on the deck location since " and location for future deck" was handwritten on Attachment A. The answer was No.

J. Narkawicz further stated that this is a request for a Special Permit under Section 7 of the Columbia Zoning Regulations for reductions in side yard setbacks and an increase in lot coverage to 12.3% at 4 Collins Rd, Columbia, CT. The property is located within the LAR zone.

J. Narkawicz read further comments from the ZEO's Report as follows:

- The Special Permit is to allow an addition of a second garage bay and a front porch to an existing ranch style dwelling located on a legal non conforming lot. The lot is non-conforming due to its overall size of 20,315.7 square feet, whereas the minimum lot size for the zone is 50,000 square feet.
- The garage bay addition will have 288 square feet located at the northeast side of an existing structure and will be setback 24 feet from the side yard where 25 feet is required. The height of the garage will be 16'5" which conforms to the 25' height restriction imposed on that portion of the structure within the 25 foot required setback.
- The front porch addition will have 208 square feet located at the front of the dwelling and will be setback 18.2 feet from the side yard (along the southwest property line) where 25 feet is required; however, the existing dwelling is currently setback 13.1 feet from the same side yard and the proposed front porch will be inset from that side of the structure.
- The total lot coverage after these two additions will be 12.3% and increase from the maximum of 10% lot coverage.

J. Narkawicz read aloud Section 10.3.2 of the Zoning Regulations (Expansions, Enlargements or Replacements - Nonconforming Lots) and spoke to the contents of Section 52.6 (Special Permits - General Standard) which this application is pursuant to. J. Narkawicz clarified for all present that Section 52.6 has to do with neighborhood character, access, property values, etc.

David Earley of 4 Collins Road spoke briefly and reiterated the setbacks previously mentioned. He also said that he believes the property value will be increased and the new elevations will add character to the neighborhood. Said he believes everything they plan to do "falls right within the Special Permit". C. Williamson asked if this will be their primary residence. He answered and explained that they plan to retire in this home. He was also asked about his plans to fill, and he will only fill at garage area as needed. J. Vose asked why they didn't apply for the deck along with this application. Mary Earley introduced herself and said she was advised to indicate their future deck as a notation. However, they both agree and acknowledge the fact that they will need to make formal application before they decide to build the deck in the future. C. Williamson explained they are able to landscape the area by using stone, brick, tile (no structure) without the need of a permit.

Michael Ricci of 6 Collins Road introduced himself and asked for clarification of the setback requirements with a Special Permit. He also asks what will happen on the left side of the garage. Members explained that this is a landscape issue and not up to the Members of ZBA to decide upon.

J. Vose MOVED to close the public hearing for the application of David and Mary Earley pursuant to a Special Permit under sections 10.3.2 and 52.6 of the Columbia Zoning Regulations for reductions in side and rear yard setbacks and an increase in lot coverage to 12.3% at 4 Collins Road, Columbia, CT.
W. Petrone SECONDED. MOTION CARRIED 4:0:0.

RESUME REGULAR MEETING: The regular meeting was resumed at 7:17 p.m.

UNFINISHED BUSINESS: ZBA-1516-02 Application of David and Mary Earley pursuant to a Special Permit under sections 10.3.2 and 52.6 of the Columbia Zoning Regulations for reductions in side and rear yard setbacks and an increase in lot coverage to 12.3% at 4 Collins Road, Columbia, CT.

J. Vose MOVED to APPROVE the application of David and Mary Earley for a Special Permit under Sections 52.6 and 10.3.2 of the Columbia Zoning Regulations for expansion of a building on a nonconforming lot with reductions of the side yard setbacks and overall lot coverage at 4 Collins Road, Columbia, CT as depicted on the Submitted plans (or as revised 9/24/15), and statements made by the applicant. The Commission finds that the proposal complies with the general requirements of Section 52.6 of the Columbia Zoning regulations, revised to June 1, 2015. W. Petrone SECONDED.

J. Narkawicz said he wanted to be sure that the language of the motion was clear to include that this approval follows the requirements of Sections 10.3.2 and 52.6.

MOTION CARRIED 4:0:0.

J. Narkawicz briefly explained the posting process to the applicants and the 15 day period where the decision of the Commission could be challenged.

OLD BUSINESS: J. Vose expressed his concern over Columbia Package Store continuing to use their permit for a retail space instead of the space being used for storage as was permitted. Connie Kisluk said that she has many enforcement cases that she will begin to address. She committed to having an update on this particular issue at next meeting.

NEW BUSINESS: None

BOARD OPEN DISCUSSION: There was no Board discussion.

CORRESPONDENCE: ZBA 2016 Calendar

J. Vose MOVED to APPROVE the ZBA 2016 Calendar. C. Williamson SECONDED. MOTION CARRIED 4:0:0.

ADJORNMENT: J. Narkawicz MOVED to ADJOURN the regular meeting at 7.28 p.m. C. Williamson SECONDED. MOTION CARRIED 4:0:0.

Respectfully submitted by Kelly McGuire, Board Clerk

The next regular meeting is scheduled for October 22, 2015.

Please see the minutes of subsequent meetings for the approval of these minutes and any corrections hereto.