

TOWN OF COLUMBIA
ZONING BOARD OF APPEALS
THURSDAY, NOVEMBER 21, 2019 - 7:00 P.M.
ADELLA G. URBAN ADMINISTRATIVE OFFICES CONFERENCE ROOM
323 ROUTE 87, COLUMBIA, CT
REGULAR MEETING MINUTES

Members Present: Chair Joseph Narkawicz, Vice-Chair Carole Williamson, Secretary Jeffery Vose, Keith Peck, William Petrone. Edward DiGiovanni (Alternate)

Members Absent: Andrea Drabicki (Alternate)

Staff Present: ZEO Constance Kisluk, Board Clerk Flo Polek

Others Present: David and Bessie Paul

CALL TO ORDER: J. Narkawicz called the meeting to order at 7:00 pm.

ROLL CALL (Designation of Alternates, as needed): None

CHANGES/ADDITIONS TO AGENDA: J. Vose would like to add a discussion at the end of the meeting regarding restrictions put on and how enforceable the restrictions. All members agreed to the discussion.

APPROVAL OF REGULAR MEETING MINUTES OF May 23, 2019: J. Vose **MOVED** to **APPROVE** the meeting minutes of May 23, 2019; W. Petrone **SECONDED; MOTION CARRIED 6:0:0**

AUDIENCE OF CITIZENS (Comments on matters not on the Agenda) None

SUSPEND REGULAR MEETING: J. Narkawicz **SUSPENDED** the regular meeting at 7:02 pm and **OPENED** the public hearing.

OPEN PUBLIC HEARING:

1. ZBA-1920-01: Application of David and Bessie Paul (Owners/Applicant) are requesting a variance at 18 Whitney Road, Columbia, CT, Assessor's Map 004, Lot 043. The variance will allow the addition of a two-car carport 24'w x 20'd x 8'h. The variance requested from Sec. 10.4.2 (non-conforming lots) for reduced side yard setback from 20 ft to 10 ft along the southerly property line.

J. Narkawicz read the application of D. and B. Paul along with the neighbor's letter, Donna M. Mack. J. Narkawicz had visited the site.

D. and B. Paul introduced themselves and provided design renderings of the carport that will be built.

J. Vose thought it looked like a garage. D. Paul stated it starts as a carport. He also noted that sometime in the future sides and doors could be added. J. Vose asked if they would do that. D. Paul responded that he and his wife would like to add sides. Doors could be added but not at this time. C. Williamson questioned C. Kisluk as to whether this is a garage. C. Kisluk indicated that it depends on the structure. From the standpoint of the setback, it is a structure and it does not matter what it is, a garage, hut, or carport. C. Williamson indicated to the applicants that they could change the application to indicate that, in the future, there will be a garage built. D. Paul asked if the wording in the application should be changed. J. Narkawicz indicated that if you install doors and then it becomes a garage.

D. Paul stated that the structure is 8ft tall, probably overhead doors in the future. J. Narkawicz stated the applicants should state in the application that a carport will be built with sides. The applicants amended the application to build a carport with walls as proposed with a possibility of a door.

J. Narkawicz cited the regulations of the State of Connecticut which gives the Board of Appeals the power to make a decision based on the regulations and general code. The Board is required to explicitly explain the facts.

J. Narkawicz commented on the site noting that the septic is at the end of the driveway and the driveway is steep. D. Paul stated that the carport will be placed on the asphalt and professionally installed. C. Kisluk noted that there was no place to put the carport because of the driveway. C. Kisluk visited the site, measured, and enough room exists for the carport only in the proposed location.

J. Vose voiced concern that the property line is not clearly marked and could not envision that there will be enough room. C. Kisluk noted the pin and stake on the property line. C. Williamson mentioned that people need to stake where the variance will be. J. Vose commented that the area should be marked. C. Kisluk indicated that if the application is approved, the area will be staked out to know where the carport will exactly go before it is placed so there are no questions.

J. Vose **MOTIONED** to **CLOSE** the public hearing; C. Williamson **SECONDED**;
MOTION CARRIED 6:0:0

RESUME REGULAR MEETING: The regular meeting **RESUMED** at 7:18 pm.

NEW BUSINESS:

1. ZBA-1920-01: Application of David and Bessie Paul (Owners/Applicant) are requesting a variance at 18 Whitney Road, Columbia, CT, Assessor's Map 004, Lot 043. The variance will allow the addition of an enclosed two-car carport 24'w x 20'd x 8'h. The variance requested from Sec. 10.4.2 (non-conforming lots) for reduced side yard setback from 20 ft to 10 ft along the southerly property line.

J. Vose **MOVED** to **APPROVE** the application of David and Bessie Paul (Owners/Applicant) for a variance of Section 10.4.2 of the Columbia Zoning Regulations for a reduced side yard setback from 20 feet to 10 feet to allow the addition of a two-car enclosed carport 24'w x 20'd x 8'h at 18 Whitney Road, Columbia, CT, Assessor's Map 004, Lot 043 in the RA zone as shown on a Plot Plan, and statements made by the applicant, due to the unusual hardship created by the slope of the lot, ledge on lot, limited road sightlines, location of utility lines to the house, and location of septic on the site.

K. Peck **SECONDED**; A discussion was held between Board Members regarding the variance to the property as approved.

MOTION CARRIED 6:0:0.

2. ZBA 2020 Meeting Schedule

C. Williamson **MOVED** to **APPROVE** the ZBA 2020 Meeting Schedule; J. Vose **SECONDED**;
MOTION CARRIED 6:0:0.

3. Election of Officers

J. Vose **MOVED** to **CARRY THE CURRENT SLATE**; W. Petrone **SECONDED**;
MOTION CARRIED 6:0:0

UNFINISHED BUSINESS: None

BOARD OPEN DISCUSSION:

J. Vose questioned whether the building department looks at the restrictions before approving a building permit. C. Kisluk noted that the Planning and Zoning Commission (PZC) approves the uses of buildings. The committee discussed issues of ZBA placing restrictions.

CORRESPONDENCE: None

ADJOURNMENT:

J. Vose **MOVED** to **ADJOURN**; C. Williamson **SECONDED**;
MOTION CARRIED 6:0:0
The meeting was **ADJOURNED** at 7:42 pm.

Respectfully submitted by Flo Polek, Board Clerk

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