



Town of Watertown Connecticut

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MINUTES ZONING BOARD OF APPEALS WATERTOWN, CONNECTICUT

PUBLIC HEARING

Russell Grim

10 Skipper Avenue, Oakville, CT

Time: 7:30 P.M. (7:50 P.M.)

Date: Wednesday, February 23, 2011

Place: Watertown High School Lecture Hall
324 French Street
Watertown, Connecticut

1. Call Meeting to Order

Chairman, Mr. Enrico Sarandrea called the meeting to order at 7:50 P.M.

2. Roll Call

Secretary, Mr. Phil Roger executed the roll call.

Present: Chairman, Mr. Enrico Sarandrea
Secretary, Mr. Phil Roger
Vice Chairman Mr. Roger Mitchell
Mr. Jason Alldredge
Mr. Chris Dupont
Mr. Gary Swingle
Mr. Ned Dalton

Absent: Ms. Joanna Abraham

Also Present: Assistant Zoning Enforcement Officer Mr. Moosa Rafey
Land Use Secretary, Mr. Chuck Bezio

Chairman, Mr. Enrico Sarandrea seated Mr. Gary Swingle for Ms. Joanna Abraham.

Chairman, Mr. Enrico Sarandrea called the public hearing to order at 7:50 P.M.

3. Hearing of Cases

B. Application #939 of Russell Grim for 4 variances of the Watertown Zoning Regulations concerning R-12.5 Residential Zoning District.

The Public Hearing must be closed by March 30, 2011 unless applicant grants an extension of time.

Secretary, Mr. Phil Roger read the legal notice into the record.

**TOWN OF WATERTOWN
Legal Notice**

The Zoning Board of Appeals of the Town of Watertown will hold a public hearing at 7:30PM on Wednesday, February 23, 2011 at the Watertown High School Lecture Hall 324 French Street, Watertown, CT to hear and act upon the following applications:

Russell Grim for the following 4 variances of the Watertown Zoning Regulations: 1) a variance of 5% building coverage and 2) a variance of 5 feet to side yard property line setback to permit the construction of an addition to second floor of an existing nonconforming building; 3) a variance of 36% impervious surface coverage and 4) a variance of 5 feet to rear yard property line setback for an existing non-conforming building located 5 feet from side property line and 25 feet from rear property line at 10 Skipper Avenue, Oakville, CT in an R-12.5 Residential Zoning District.

At this hearing interested persons and written communications will be heard. A copy of the applications is on file in the Planning and Zoning Office, 51 Depot Street, Suite 502, Watertown, CT.

Dated in Watertown, CT this 10th day of February 2011

Dated in Watertown, CT this 17th day of February 2011

Phillipe Roger, Secretary
Zoning Board of Appeals

Grim

Russell Grim of 10 Skipper Avenue, Oakville CT was present and explained the variances that he is requesting to the Board. He submitted into the record the green cards and the sign affidavit. I purchased the property in 1988. The garage and shed existed at the time purchased the property. I want variances for my non conformities. The set back from the shed to the rear property is 5' not 10'. The set back from the back of the garage to the back property is 25' not 30'. The town record show the dwelling was built in 1961. I wish to put an addition between the house and the garage. The addition would be above the portion the court yard and the existing shed. It will be 15'x 32'. The shed is 12'x15'. I will be carving about 20' of the court yard also. The addition of the shed will only be 5' from the property line. The addition will be a bedroom and dining room. We only have a two bed room house that is only 40'x40'. I am looking to have another bedroom for the grand kids or company who wish to stay. My property dimensions are only 75'x125'.

Sarandrea

Would you take the roof off the garage?

Grim

I will have to re-pitch the garage roof. The builder told me I will need to re-pitch the roof to have the water flow in another direction. The shed that is 12' x 15' will become another bedroom. It is a paver court yard and it will still be open.

Sarandrea

Is there a foundation in the back of the court yard.

Grim

Yes. There is a poured foundation along the shed. I will not have to pour any foundations they already exist.

Sarandrea

Any one from the Board have any questions.

Grim

The location is not visible from the street.

Rafey

These variances are requested just to correct existing violations. There is a 32'x32' garage that is connected to the house by a 15'x12' existing shed. The applicant wishes to put a second floor addition and extend it over the court yard area. I recommend that the Board have a site walk. 71% of the property is covered with impervious surface already. This addition will not add to the impervious surface because it already exists. All the structures have been connected.

Grim My lot is only 9300 sq. ft. I do not have enough pervious soil. A house and garage this size would not be permitted on my lot today. I am not changing the footprint. The courtyard is 32' long.

Swingle Was the Zoning regulations the same as today for the impervious surface.

Rafey Yes, a zoning permit was issued creating a non conforming structure. The side yard setback is 10' and the rear is 30'. The garage is 5' from side line and 25' from rear line. These violations are already there.

Mitchell What were the setbacks when they were unattached.

Rafey The same, because it is an accessory structure over 576 sq. ft. have the same setbacks.

Chairman, Mr. Enrico Sarandrea read the following letters from a neighbor into the record.

To Town of Watertown
Planning and Zoning

I Stephen Martoni the owner of property at 60 Falls Avenue, Oakville, CT have no objections to the construction of an addition by Russell P. Grim at 10 Skipper Avenue, Oakville.

To Town of Watertown
Planning and Zoning

I Lance T. LaBonte, Sr. the owner of property at 18 Skipper Avenue, Oakville, CT have no objections to the construction of an addition by Russell P. Grim at 10 Skipper Avenue, Oakville.

To Town of Watertown
Planning and Zoning

I Joseph C. Spino the owner of property at 32 Falls Avenue, Oakville, CT have no objections to the construction of an addition by Russell P. Grim at 10 Skipper Avenue, Oakville.

Sarandrea Is there anyone who would like to speak for or against this variance.

Public

Putetti John Putetti of 4 Skipper Avenue was present and spoke in favor of the variances requested. He advised the Board that he was unable to write the letter so he is appearing this evening. I own the property in the rear yard.

Grim Claire Grim of 10 Skipper Avenue was present and explained to the board why she wants and need the variances to the Board.

MOTION: Secretary, Mr. Phil Roger moved to continue the public hearing to the next scheduled meeting and have a site walk for 3/23/11 at 6:30 P.M.

SECOND: Vice Chairman Mr. Roger Mitchell.

VOTE

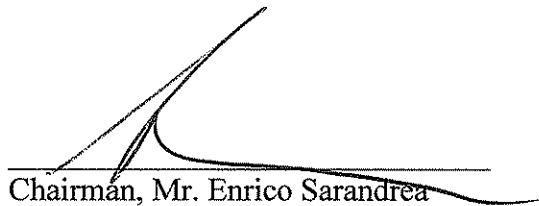
AYES:

Chairman, Mr. Enrico Sarandrea; Secretary, Mr. Phil Roger; Vice Chairman Mr. Roger Mitchell; Mr. Chris Dupont; Mr. Gary Swingle.

NAYS: None.

MOTION UNANIMOUS PASS T 5-0.

Attest:



Chairman, Mr. Enrico Sarandrea
Zoning Board of Appeals