

**SEYMOUR ZONING BOARD OF APPEALS**

Public Hearing Minutes  
July 2, 2015

Norma Drummer Room, Town Hall

COPY RECEIVED  
DATE: 7/13/15  
TIME: 10:45 AM  
TOWN CLERK'S OFFICE

**Members Present:** Robert Ricciutti, Susan Liscinsky, Alex Danka, Bob Seale

**Members Absent:** Phil Wilhelmy, Thomas O'Neill, Paula Chapla

**Others Present:** Bill Paecht, ZEO

The public hearing began at 7:30 p.m.

**1. Application for a variance of parking requirements for places of public assembly at the Seymour Land Trust Environmental Building, 13 Chatfield Street. The purpose of the variance is to allow renting the hall to non-profit groups for special events.**

The public hearing was not held. Alex Danka recused himself from hearing the application and therefore there was not a quorum present to hear it.

**2. Application for a side yard variance for the purpose of constructing a one story addition to the rear of the building at 9 Rosco Street. The addition to be about 3.5 feet from the northerly side lot line.**

Joseph Smarz was present and stated that this will be an addition to the house. Mr. Seale asked what the lot coverage was at this time. Joseph Lawruszko, contractor, stated that it is approximately 19.5% and they are asking for 26.5%. The regulation is for 15% and the lot is non-conforming. Mr. Seale stated that he was less concerned with the setback but had some concerns with the lot coverage. Mr. Lawruszko stated that there is a lot of ledge on the lot and cannot put the foundation for the addition any other place on the lot.

John Siecienski, 16 Bryson Avenue, stated that he directly north of this property. He stated that they were not opposed when they asked for a variance for the deck but now they want to put on an addition. He stated that he is concerned about the addition and what it will do to his property value. He felt that it will be too close to this house. He stated that it is a small lot and did not feel that it was appropriate.

Mr. Seale asked about the lot coverage of other homes in the area. Mr. Smarz stated that it is a very tight neighborhood. Mr. Ricciuti asked if there was any other place to put the addition. Mr. Lawruszko stated that where the driveway is located and the ledge makes it difficult to put it anywhere else. He stated that most of the houses in the area are close to the property line.

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There was no further public comment on the application.

**MOTION:** B.Seale/S Liscinsky to close the public hearing.  
**Motion Carried 4-0.**

Respectfully submitted,



Maryanne DeTullio, Recording Secretary