

SEYMOUR ZONING BOARD OF APPEALS

Public Hearing Minutes
August 2, 2018
Flaherty Room, Town Hall

COPY RECEIVED
DATE: 8/6/18
TIME: 3:00pm
TOWN CLERK'S OFFICE

Members Present: Bob Seale, Paula Chapla, Jeff Hanewicz, Rick Demko

Members Absent: Thomas O'Neill, Christine Aliman

Also Present: Colleen Kochan, Jim Baldwin, Bryan Nesteriak

1. Application for variances for property located at 24 Manners Avenue, Seymour.

PJesse Judson, 52 Main Street representing the applicant, Reinhold H. Wilhelm stated that Mr. Wilhelm has owned the property since 1986. It is located in the R-18 Zone. He stated that a variance was granted in 1998 for a front yard setback for a single family home. He stated that the regulations have since been revised and two family homes are now allowed on this size lot. The lot is 23,863 s.f. They are requesting to reduce the front setback from 25 feet to 18 feet. The lot is level from the street and then it drops down. There will be a walk-out basement and small rear yard. It is similar to other homes in the area. This lot was created in 1901 and it is compatible with the neighborhood. Mr. Seale noted that it was purchased from the Town of Seymour. Mr. Judson stated that the Town may have gotten it from a tax sale. Mr. Demko asked if he had a soil or drainage report. Mr. Judson stated that there are no wetlands on the site and he did not have any reports at this time. P. Chapla asked if there were city sewers and water and Mr. Judson stated that there are.

Mr. Nesteriak stated that he was concerned with the rear yard which is very shallow and this will need to be addressed. He also noted that the driveway is a single lane and requires a vehicle to back out. P. Chapla asked about the retaining walls. Mr. Judson stated that there are some older retaining walls that have been on the property for many years. Mr. Seale asked what the rest of the neighborhood was like. Mr. Judson stated that there is an eight unit apartment building next door and the home across the street are both single family and multi-family. Mr. Seale suggested putting in a small retaining wall to stabilize the slope. Mr. Judson stated that there are only small rocks. Mr. Seale also suggested that they work with staff on the driveway. Mr. Judson noted that a lot of driveways in that area are narrow and have to back out of them.

Mr. Baldwin noted that the variance that was given in 1999 was for a single family home and there has now been a change in the regulations. He felt that it was important to make sure the slope is stabilized. R. Demko asked if the lot can sustain a multi-family home. Mr. Judson stated that it was also the intention of the property owner to build on it. He stated that the regulations now require 6000 s.f. R. Demko asked why that amount. Mr. Baldwin stated that it makes sure that a parcel is developed and fits with the land. It is an overall development standard that affects overall buildability of a parcel.

There was no public comment on the application.

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MOTION: D. Hanewicz/R.Demko to close the public hearing hearing.
Motion Carried 4-0.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary