

SEYMOUR ZONING BOARD OF APPEALS

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Public Hearing Minutes
January 3, 2019
Flaherty Room, Town Hall

Members Present: Rick Demko, Jeff Hanewicz, P. Wilhelmy, T. O'Neill

Members Absent: Christine Ailman, P. Chapla, B. Seale

Also Present: Jim Baldwin

1. Application for a variance to allow a reduction from a minimum lot area of 20,000 square feet to .19 acres. Property located at 57 Washington Avenue, Seymour, CT.

Alana Peraj, 44 Robert Street, Seymour stated that they purchased the house which is over 2000 s.f. and could easily be changed to a two family. She stated that most of the houses in the area are multi-family. She stated that it is too large for a one family. The house has four bedrooms and a bathroom on the second floor. She stated that two entrances can easily be made. R. Demo asked what the hardship is and A. Peraj stated that it would be hard to rent out as a single family home. R. Demko asked if when the house was purchased if it was done with the intention of it being a rental property. A. Peraj stated that they did not know when purchased. R. Demko asked about parking and A. Peraj stated that there is a garage and they can easily add asphalt and a driveway. She stated that they did not know the regulations when purchased and it is really a big house. P. Wilhelmy stated that the hardship appears to be with the size of the lot. He also stated that they knew that they purchased a single family house. A. Peraj stated that she looked at other lots in the area and most are multi-family and the lot size is the same.

Jurgen Rice, 100 Prospect St, Shelton asked when the regulations were put in place. J. Baldwins tated that the regulations have been there since the late 1960s' and were last refvised in 2001. J. Rice stated that the house was purchased many years ago. P. Wilhelmy stated that the regulations have been in place since 1957. J. Baldwin stated that the regulations for R-18 zone have become less restrictive.

T. O'Neill stated that the lot size is very small and he stated that the house was purchased as it is and he did not see any hardship. He also noted that the back yard slopes. R. Demko started that there is an issue with parking as there is a significant slope on the side and he did not know if the property could sustain a multi-family house.

J. Rice stated that with the slope they could put up retaining walls. There is space for parking and there is a front area that could be extended. She also stated that they did not fully understand the regulations. T. O'Neill stated that they could consider renting the house. P. Wilhelmy stated that they might consider acquiring additional property in the rear. J. Hanewicz stated that there are two family homes on the street and everyone parks on the street which makes it difficult to drive and he did not want to see anything added to the hardship of the neighborhood. J Rice stated that they feel there

is more than enough space to extend the driveway so that they would not have to park on the street. The driveway now is for one car only

There was no public comment on the application. A motion to close the public hearing was made by P. Wilhelmy, seconded by T. O'Neill and carried unanimously.

2. *Application for a variance of Section 7.10(d) of the zoning regulations to allow 178 feet of separation between interior lot access ways.*

Jesse Judson, 52 Main Street representing the owners of the property. He stated that they own 115 and 119 Bungay Road. 115 Bungay Road is an existing interior lot, 5.43 acres with a house and garage. 119 Bungay Road is a 4.39 acre parcel with frontage on Bungay Road and with no improvements. He stated that the owners gave 119 Bungay Road to their son to construct a house. He stated that they would revise the property line so that the garage will be on 119, which is where the business is located. He stated that the business has been there for many years. He stated that the existing driveway along the north side will be the access for 119. There will be a new driveway for 115. He stated that 119 will be a front lot with 4.98 acres and 115 will remain an interior lot with 4.93 acres. The accessway for 115 will be revised. He also stated that it is an unusual hardship. R. Demko stated that they could add another driveway which would cut across the field. J. Judson stated that there is a stone wall in the front of the property. He stated that they are asking to move the accessway to the other side of the property. He also noted that the interior lot already exists. There was no public comment on the application. A motion to close the public hearing was made by P. Wilhelmy, seconded by T. O'Neill and carried unanimously.

Respectfully submitted,

Maryanne DeTullio, Recording Secretary