

Zoning Board of Appeals
APPROVED REVISED MINUTES
7:00 PM Wednesday, October 05, 2016
Brookfield Town Hall - Room 135

1) Convene Meeting

Chairman Timmerman convened the meeting at 7:02 p.m. and established a quorum of members. He then reviewed the policies and procedures that govern public hearings.

Present: Chairman C. Timmerman, Vice Chairman N. Coppola, Secretary R. Marconi, G. Meyerle, Alternate and Voting Member L. Ruschmeyer

Absent: S. Villodas

Also Present: D. Cioffi, Recording Secretary

2) Review Minutes:

7:05 p.m.

Minutes of 9/12/16 - Secretary Marconi moved to accept the Minutes of the September 12, 2016 meeting. L. Ruschmeyer seconded the motion, and it carried, 4-0-1, with Vice Chairman Coppola abstaining.

3) Review Correspondence:

[no item]

a) Minutes of other Boards and Commissions:

No discussion/no motions.

b) Legal Briefings for Building Inspectors:

No discussion/no motions.

4) PUBLIC HEARINGS - 7:00 p.m.

[no item]

a) 14 Alexander Dr. #Z-16-26:

Cynthia Williams Felice and Paul Felice, 14 Alexander Dr., were present. Mr. Felice advised that he is seeking approval to align a shed with the end of the driveway, which will be 11 feet away from the property line. Chairman Timmerman noted the sloping in the yard. He inquired if the shed would be large enough to serve as a garage, and Mr. Felice indicated that it would, noting the flooring would be wood on crushed stone. Vice Chairman Coppola inquired if an A2 survey has been done. He noted that there is a stone patio under the deck. Mr. Felice advised he was unaware that the patio is included in the coverage calculation. Chairman Timmerman indicated that the Board could only address the portion of the application related to setbacks. He indicated that whichever is larger (the deck or the patio) should be used in that calculation. Vice Chairman Coppola pointed out that the as-built will show the coverage. Mr. Felice advised it would be approximately 85 square feet, and Chairman Timmerman told him that the Zoning Enforcement Officer may verify that.

G. Meyerle inquired how much closer the shed could be moved to the house. He suggested making the lot more conforming by moving the shed 20 feet away from the property line. He further recommended putting an archway between the shed and the house, which would make the building separation a moot point. Mr. Felice advised that his house is only 16 feet away from property line, and Vice Chairman Coppola noted that most of the houses in the neighborhood have sheds that are near the property line. Mr. Felice advised that building an archway would be cost prohibitive.

Chairman Timmerman noted that the lot is undersized, and pre-existing and non-conforming. The Board

indicated it was not sure what the Building Department would require for a breezeway. G. Meyerle explained that the Board must advocate for the neighbor. Vice Chairman Coppola suggested putting some evergreens near the shed. L. Ruschmeyer inquired if the shed could be moved three feet over, and Mr. Felice stated it would "look funny". *Cynthia Felice, 14 Alexander Dr., was present.* She stated that moving the shed would not be beneficial to the appearance. G. Meyerle explained the need to have a hardship that is related to the land. He reiterated that moving it would be more amenable to the neighbor.

There was discussion regarding the iron rod utilized to measure the dimensions, and utilizing landscaping with the shed.

No one was present in the audience to speak in favor or in objection to the application.

Upon inquiry from G. Meyerle, Mr. Felice advised that the shed is being proposed at an angle to line up with the driveway.

Secretary Marconi moved to close the Public Hearing re: 14 Alexander Dr., #Z-16-26 at 7:20 p.m. Vice Chairman Coppola seconded the motion, and it carried unanimously.

DELIBERATIONS

Secretary Marconi moved to approve application Z-16-26, 14 Alexander Dr., as submitted. Vice Chairman Coppola seconded the motion. There was discussion regarding adding landscaping. Chairman Timmerman noted that the lot is undersized. L. Ruschmeyer pointed out that the distance from the line will not be verified until the property owner gets a survey. Chairman Timmerman advised that the property owner may have to return for a coverage variance. Vice Chairman Coppola noted that the proposal is not out of character with other houses in neighborhood, many of which have sheds on the property line. Chairman Timmerman stated that an 11 foot request would put the variance at 19 feet to the outer edge. Secretary Marconi moved to amend the motion to make the variance 19 feet with a stipulation that bushes are installed. L. Ruschmeyer seconded the motion to amend, and it carried unanimously. The vote on the amended motion was also unanimous, 5-0. *Variance approved. Reason: Pre-existing, non-conforming lot; small narrow lot shape; and topography.*

The property owners were advised they would get a letter outlining the approval, and that measurements for the survey should be done from the overhang.

5) Tabled Items:

No discussion/no motions.

6) New Business:

No discussion/no motions.

7) Informal Discussion:

No discussion/no motions.

8) Adjourn

Secretary Marconi moved to adjourn the meeting at 7:26 p.m. G. Meyerle seconded the motion, and it carried unanimously.