

**TOWN OF EAST WINDSOR – ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
NOVEMBER 3, 2014**

The East Windsor Zoning Board of Appeals held a meeting on Monday, November 3, 2014 at the Park Hill community room, 1-A Park Hill, Broad Brook, CT. The following members were present: Regular Members José Giner, Nolan Davis, Scott Morgan and Thomas Talamini; and Alternate Members Joe Sauerhoefer and Robert Yosky. The meeting was called to order by Chairman José Giner at 7:00 p.m.

ESTABLISHMENT OF QUORUM:

A quorum was established as four regular members and two alternate members were present. It was noted that Mr. Yosky would be sitting in as a voting member

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

Mr. Talamini read the legal notice as it appeared in publication.

NEW HEARINGS:

ZBA #2014-08 - Application of Olender Family Limited Partnership for property located at 1 Shoham Road, for a variance of Section 601.3h.1 *Parking Lot Design*, to allow a non-residential parking space within 3 feet of the front property line where 25 feet is required. [M-1 zone; Map 113, Block 17, Lot S1]

Jay Ussery of J. R. Russo & Associates came forward. David Olender, the property owner arrived at the meeting a few minutes later. Mr. Ussery referred to plans and explained that this property is the first parcel on the left on Shoham Road. He said this application relates to Olender's Body Shop. He pointed out that there are 5 parking spaces that face Shoham Road. There is an island behind them and the building is on the other side of the parking spaces. Mr. Ussery said when parts are delivered, they park in front of the building and go into the building. They get a lot of deliveries and when there is a parts truck parked there and someone parked in one of the spaces tries to get out, they can't get out. They could potentially back into a parts vehicle. There is not enough room. They want to narrow the island in the front and push the spaces closer to the road. They would be 3 feet from the front property line. That will leave a 24-foot wide drive aisle behind the spaces. Mr. Ussery noted that the buildings on Shoham Road predate the zoning regulations that call for a 25-foot setback from the property line for parking spaces. He said the hardship is that it is a

safety issue. They want to be able to get the cars in and out without causing safety problems. Mr. Olender passed out photos showing where the delivery trucks come in and where they park. He said the business has grown and he didn't anticipate how busy they would be. Mr. Ussery noted that the building was built in 1989.

Chairman Giner opened up the hearing to the public. No one wished to speak.

MOTION: To close the hearing on **ZBA #2014-08**.

Morgan / Nolan / Unanimous

MOTION: To approve **ZBA #2014-08** - Application of Olender Family Limited Partnership for property located at 1 Shoham Road, for a variance of Section 601.3h.1 *Parking Lot Design*, to allow a non-residential parking space within 3 feet of the front property line where 25 feet is required, in accordance with the plans as presented.

Morgan / Yosky / Unanimous

Mr. Giner said the hardship is that the regulations have changed since this was built. The business continues to grow. It is to the point where there is not a lot of space with cars continually going in and out. Mr. Talamini said there is no place else to park and this causes a safety issue.

ZBA #2014-09 – Application of Richard Paradise for property located at 45 Main Street, Broad Brook, owned by Richard and Caren Paradise, for a variance of Section 401 *Bulk & Area Requirements – Residential Districts (Lot Coverage & Accessory Structure Requirements)* to allow the construction of a carport to be attached to an existing garage, resulting in a lot coverage of 18% where 15% is the maximum allowed and that will exceed the maximum size requirement of 800 sq. ft. [R-1 zone; Map 98, Block 44, Lot 67]

Caren Paradise came forward to explain the application. She said that they want to build a carport attached to the existing two-car garage at the back of the house. It is not visible from the street. She said the hardship is that the house was built prior to present zoning. It was noted that there is no problem with the setback.

Chairman Giner opened up the hearing to the public.

Dick Pippin of 37 Woolam Road said the lots in that area are small. This house was built in 1923. He said he didn't think they had much room. That is the hardship

MOTION: To close the hearing on **ZBA #2014-09**.

Morgan / Davis / Unanimous

