

**ZONING BOARDS OF APPEALS
MAY 31, 2011
PUBLIC HEARING**

Charles Marino called the meeting to order at 7:00 P.M. with the following in attendance:

Charles Marino, Chair, Absent
Arlene Schwartz-Regan, Vice-Chair
Basiliza MacCalmon, Secretary
Edward Rachuba
David Cronin, Alternate

Steven S. Macary, ZEO, Absent
Sheryl Kimiecik, Secretary
Public – 0

1. Arlene Schwartz-Regan announced that she would be acting chair in Charles Marino's absence. She took attendance, placed David Cronin as a regular voting member, and noted there was a quorum.
2. There was no executive session
3. There was no vote on the April 26, 2011 meeting minutes.
4. **CONTINUED PUBLIC HEARING APPEAL #1942** – Arthur DiFabbio of 11 Mitchell St., seeking a variance of section 25.6.1 and section 25.6.2 of the Naugatuck Zoning Regulations. Mr. DiFabbio submitted a new application. He said that the variance has been decreased to over 300 sq. ft, and that on page two, it shows that it is not going to be some kind of commercial building but a residential garage that will match his house, and the third page is a letter from the two neighbors up on the hill and it describes that they don't have any problem with the size of the garage. Mr. DiFabbio continued and said that page four shows that he has decreased the garage from 1200 sq. ft to 1064 sq. ft, and originally it was 40 X 30 and is now 38 X 28. He said that he went and measured the house again, which sits on a 27 X 47 ft footprint, and the exact square footage of the house is 1803 sq ft. He said that the two structures end up being 8.1 % of land being used. He explained that the next page is the proposed garage at 1064 sq ft, and that the last two pages describe the value of the vehicles. Mr. DiFabbio said that the variance now is 2 ft in height and 163 ft for the size. Mr. Macary said that he came up with another 400 sq feet of living area and the Assessors Card shows 1432 sq ft. Mr. DiFabbio said that the card was wrong. Mr. Macary said that it is the only thing he has to go by. He said the only question he has is that according to the Assessors Card, they came up with 1432 sq ft., and he is coming up with 1803 sq ft. He asked Mr. DiFabbio what the total variance is then. Mr. DiFabbio said that it is 163 sq ft. and the height is 2 ft. Steve asked Mr. DiFabbio if he Board asked him to make it smaller. Mr. DiFabbio said that they had been concerned with the size compared to his living space, so he decided to bring it down two feet on each side and make it 1064. Sally asked about the side lines. Steve replied that the setback lines are not going to change, and the only variance he's going for is the square footage, and that he's not going to make the land non-conforming, but that he is putting a non-conforming structure on the land. Sally said that they would receive public outcry for this. Mr. DiFabbio asked what kind of public outcry and asked what the Board's purpose is. Sally replied that the Board's purpose is to give variances in hardship cases, and this is a self imposed hardship, and the board doesn't give variances in huge amounts. Ed

Rachuba said that he appreciated that everything was trimmed down. A discussion took place regarding the exact square footage and what the variance is.

VOTED: Unanimously on a motion by Edward Rachuba and seconded by Basilza Macalmon to Approve appeal #1942 with a garage size of 1064 sq ft and a height of 17 ft.

5. There were no additional items added to the agenda.
6. **VOTED:** On a motion by Basilza MacCalmon and seconded by Edward Rachuba to adjourn the meeting at 7:29 P.M.

RESPECTFULLY SUBMITTED: Basiliza MacCalmon, Secretary/sk