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Zoning Board of Appeals Meeting

Monday, March 2, 2020 - 7:00 p.m.
Orange Town Hall Meeting Room

(Unapproved)

ATTENDANCE

Board Members Present: Chairman Noah Eisenhandler, Pat Panza, David Crow, Rudolph Miller, and Gregory Natalino

Board Members Absent: Matthew Pickering

Staff: Paul Dinice, Zoning Enforcement Officer; Jack Demirjian, Assistant Planning & Zoning and Wetlands Officer; Bonny Syat, Public Stenographer; Deborah Satonick, Recording Secretary

Chairman Eisenhandler welcomed everyone to the March 2, 2020 Zoning Board of Appeals meeting and called the meeting to order at 7:00 p.m. He proceeded to introduce the Board members, Ms. Syat, Public Stenographer; Mr. Dinice, Zoning Officer; and Ms. Satonick, Recording Secretary. Chairman Eisenhandler explained that four positive votes are needed to approve a variance request. All correspondence must be read into the record, and approved variances must be recorded on the land records within one year of approval. Mr. Eisenhandler stated that all present would be given an opportunity to speak, if they so desired. The applicant would present the case, and anyone in favor of the variance would first be allowed to speak. Any opposition would then be heard, and a final rebuttal would be allowed. Anyone wishing to address the Board must first approach the podium and state their name and address.

Chairman Eisenhandler explained that while this application is a continuation from the last meeting, Mr. Steiner withdrew the prior application. This application is now being looked at as a new application request.

2. PUBLIC HEARINGS

Chairman Eisenhandler read the legal notice for the March 2, 2020 Zoning Board of Appeals meeting in its entirety.

PETITION #1812, Submitted by John Steiner. For property known as 752 Mapleview Drive. For the construction of a 2-car garage. A variance of Section 383-30 C. Setback from Other Property line is requested.

- Mr. John Steiner, owner of 752 Mapleview Drive, explained that his mother, who has had spinal surgery, has come to live with him in the in-law apartment located on the property. Mr. Steiner wishes to construct a one story, two-car, tandem garage to allow her to park closer to the side entrance door of her apartment in attempt to mitigate any possible “fall” issues. She has poor mobility and utilizes a walker, requiring special accommodations from the car to her apartment. (Mr. Steiner’s mother was present in the audience.) Mr. Steiner added that there will be a breezeway or overhang between the house and garage.
- Mr. Steiner advised that the existing lot is undersized and non-conforming. The proposed garage area is limited by the house location and required setbacks. Due to the land hardship, there are no other alternatives to locate the garage. The existing septic system and leeching fields are on the adjacent side and continue to the back of the house.
- Mr. Steiner indicated that he has made every attempt to minimize the variance request by adhering to all of the suggested recommendations made from the Board members at the previous meeting. He decreased the width of the garage, redirected the steps into the house, as well as narrowed the distance between the house and garage to 6 feet 7 inches.
- Mr. Aaron Eli, the contractor, submitted the new site plan for the construction of the garage. Mr. Panza pointed out that the site plan is incorrect and does not match the drawings submitted. There is a discrepancy regarding the distance between the house and proposed garage and this will need to be corrected by the Town’s building department should the variance request be approved.
- Chairman Eisenhandler read into the record a letter from the adjacent neighbor, Chalasani Saikrishna, 758 Mapleveiw Drive, approving the variance request.

Mr. Panza made a motion to close the Public Hearing portion of the meeting, seconded by Mr. Natalino. The vote was recorded as follows: Mr. Panza, aye; Mr. Crow, aye; Mr. Miller, aye; Mr. Natalino, aye; and Chairman Eisenhandler, aye.

- The Board members agreed that Mr. Steiner has made a sincere attempt to accommodate all of the recommendations made by the Zoning Board of Appeals.

Mr. Panza made a motion approve the variance request as presented, with a provision that the new site plan is corrected to match the drawings of 6’7” between the house and the proposed garage. Mr. Natalino seconded the motion. The vote was recorded as follows: Mr. Panza, aye; Mr. Crow, aye; Mr. Miller, aye; Mr. Natalino, aye; and Chairman Eisenhandler, aye.

Mr. Panza made a motion to adjourn the meeting at 7:23 p.m., seconded by Mr. Crow. The vote was recorded as follows: Mr. Panza, aye; Mr. Crow, aye; Mr. Miller, aye; Mr. Natalino, aye; and Chairman Eisenhandler, aye.

Respectfully Submitted,

Deborah Satonick
Recording Secretary