

Wallingford Zoning Board of Appeals

Tuesday, January 16, 2024

7:00 p.m.

**Robert F. Parisi Council Chambers
Town Hall – 45 South Main Street**

Minutes

Present: Joseph Rusczek, Chairman; Board Members: Bruce Conroy; Thomas Wolfer; Karen Harris; Robert Prentice; and Amy Torre, Zoning Enforcement Officer.

Chairman Rusczek called the meeting to order at approximately 7:00 p.m. The Pledge of Allegiance was recited.

Voting members tonight are Conroy, Wolfer, Harris, Prentice, and Chairman Rusczek.

Chairman Rusczek noted that tonight's decisions will be published in the Record-Journal on Friday, January 19, 2024. The effective date of your variance will be Friday, January 19, 2024; the date a certified copy is recorded on the land records. The statutory 15-day appeal period will expire on Sunday, February 4, 2024. If you commence operations and/or construction during the appeal period, you do so at your own risk.

PUBLIC HEARINGS

1. #24-001/Variance Request/Richardson/342 Grieb Road

Ms. Harris read the staff notes into the record. Application #24-001 is a side yard variance request of 27 ft. where 30 ft. is required and 48.6 ft. exists in order to construct a two-story 21.6 ft. x 38 ft addition with garage to incorporate an accessory apartment at 342 Grieb Road in an RU-40 District. The applicant will need to follow any ZBA determination with the application to the Planning and Zoning Commission for Approval to utilize any of the proposed addition as an Accessory Apartment. Should the dimensions of the addition be 3 ft. narrower (18.6 ft. x 38 ft.) then no Variance would be required and the proposed addition would be compliant with the bulk standards of the RU-40 zone. As is customary, the Board should consider and evaluate potential compliant alternatives. Correspondence included a letter dated November 29, 2023, from the applicant Gretchen Richardson.

Gretchen Richardson, 342 Grieb Road, explained that she needs to build an accessory apartment for a brother with special needs. They want to allow him his own entrance.

Mr. Prentice asked about the option of the narrower construction to avoid the variance. Ms. Richardson replied that they wanted to stay within the same line as the existing house. Also, the doorways and rooms need to be handicapped accessible.

Hearing no public comment, Chairman Rusczek closed the public hearing and asked for discussion or possible action.

Mr. Wolfer: Motion to approve #24-001 Variance Request for Richardson at 342 Grieb Road for Variance Request for side yard of 27 ft. where 48.6 ft. exists and 30 ft. is required to construct a 21.6 ft. x 38 ft. two-story addition at 342 Grieb Road as shown on As-

Built/Improvement Location Map, property of James Edgar, 342 Grieb Road, dated 10/9/07 and rendering/plans received 12/6/2023, subject to:

1. Building permit limited to structural construction only (no interior construction/configuration or occupancy) until Planning & Zoning Approval for Accessory Apartment is obtained.

Mr. Conroy: Second

Vote: Conroy – yes to approve; Wolfer – yes to approve; Harris – yes to approve; Prentice - yes to approve; and Chairman Rusczek – yes to approve.

The application is approved.

CONSIDERATION OF MINUTES

2. November 20, 2023, Regular Meeting

Mr. Wolfer: Motion to accept the November 20, 2023, Zoning Board of Appeals Minutes as submitted.

Ms. Harris: Second

Vote: Unanimous

ELECTION OF OFFICERS

Chairman Rusczek announced that this would happen at the March meeting.

ADJOURNMENT

Mr. Wolfer: Motion to adjourn the January 16, 2024, regular meeting of the Zoning Board of Appeals at 7:10 p.m.

Ms. Harris: Second

Vote: Unanimous

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary