

Zoning Board of Appeals Meeting
June 20, 2022

Present: Chairman Bill Nickal, Dan Welker, John Ceresoli, Gene Dayton, Paul Adams, Jason Tardio, Jeff Geer, Counsel Stacy Marris, Mr. & Mrs. Wolsey, Jill Doss

Chairman Nickal called the meeting to order at 7 p.m.

Minutes

The Board members reviewed the minutes of May 16, 2022. Upon the motion made by Gene Dayton and seconded by John Ceresoli, the Board unanimously approved the minutes of May 16, 2022.

Amy & Ralph Wolsey - 123 Hawthorne Way - variance request

Mr. & Mrs. Wolsey appeared before the Board this evening to discuss their request for an area variance for a front porch for their home at 123 Hawthorne Way. Mr. Wolsey explained that they have an existing front landing that is 5' x 6' that currently sits 29' from the front yard setback, the Code requires a setback of 30 feet. They are proposing the construction of a covered front porch that is 21' x 7' and would have a front yard setback of 26'. Mr. Wolsey reported that he will be doing the construction and they have had an architect draw up the construction plan. This drawing was included with the application. Mr. & Mrs. Wolsey also took several photographs of porches in their neighborhood to give the Board an idea of what is currently in place. The Board discussed the information. The Board set a public hearing date of July 18, 2022 at 7 p.m. A legal notice will be prepared and published for the hearing.

Headliner - Signage

Code Officer Geer advised that he has been in touch with a new business who put up signage at 410 Genesee Street without a permit. The window sign is an issue as it exceeds the Code requirement of 20% allowed window coverage. The sign is 6.56 square feet, the window size is 21.8 square feet, thus the sign exceeds the 20% coverage allowed. The Company that made the sign is not willing to work with the applicant. The applicant did not have her information complete for this meeting but is planning to attend next month and seek a variance for the window sign. The Code Officer advised there are other signs (also without permit) that do conform to the sign and for which the applicant is applying.

Updates:

Buck's Pizzeria is replacing the old canopy sign-no information available at this time.
Sammy's Pizza in Bridgeport is planning to locate Sammy's II in the former Pizza Hut building.

With no further business, meeting adjourned at 7:15 p.m.

Respectfully submitted,

Jill A. Doss, Secretary to ZBA