

**MINUTES OF THE WOODBRIDGE ZONING BOARD OF APPEALS  
WEBEX MEETING ON FEBRUARY 14, 2022**

**A regular meeting of the Zoning Board of Appeals (ZBA) for the Town of Woodbridge was held via WebEx on Monday, February 14, 2022.**

**ROLL CALL**

PRESENT: Henry Nusbaum – Chairman, Robert Wiznia, Celia Waters, Cynthia Gibbons and Shawn Flynn  
ALTERNATES: Joi Prud'homme  
EXCUSED: Aldon Hynes (alternate) and Frank Ciarleglio (alternate)

The WebEx meeting was called to order at 7:45 pm by Chairman Nusbaum. Since all of the full members were present no alternates needed to be seated.

**PUBLIC HEARING**

**Tracy Wittreich: 1180 Johnson Road**

**Application for variance of Table 4.1 ~ Table of General Bulk Regulations of the Zoning Regulations of the Town of Woodbridge, where the required side yard setback is 25', a side yard of 17.2' for a total variance of 7.8' for the construction of a replacement two car garage to the existing residence.**

Project engineer John Paul Garcia, Tracy Wittreich and husband Jeff Gee were all present for the WebEx Meeting. In his presentation regarding the application, where he screen shared the submitted site plan, and in response to questions from Board members Mr. Garcia noted the following:

- The existing residence with attached garage is on a 30,000 square foot lot.
- The house was built in the 1940's.
- The existing garage is on the right side of the house.
- The plan is to tear down the existing garage, which is sub-standard and only provides door openings of 7 ½' and widen the garage per the requested variance.
- The existing garage is already within the required side yard setback being only 22.8' from the side property line.
- A letter was submitted from the abutting property owners of 1182 Johnson Road, Orgu Dalgic and Vasileios Marinis, in support of the requested variance. (*Note: This had been scanned and emailed to the ZBA members by staff.*)
- The garage cannot be located in the front or left side of the house because of the location of the septic system and reserve septic system.
- The well is located behind the house.
- Because of its proximity to the side yard, the garage cannot be a "side loading garage", but must be a "front loader"
- With the required support framework for the garage doors, the existing garage opening is 7 ½' to 8', which does not accommodate the size of a modern car without having to pull in the mirrors.
- Garages are normally 8 ½' ~ 9' wide to accommodate "modern" cars, and 9 ½' to 10' wide to accommodate SUV's.
- The existing "swing" doors would be changed to "overhead" doors.

Staff noted that the property, as with other parcels in the immediate area was undersized, being 30,000 square feet in area where 65,000 square feet in area is required. In addition, the location of the existing septic system, septic reserve area and well, eliminated any other portion of the lot from being utilized for a relocation of the garage.

There being no other comments from the public other than the written comment of support from the abutting neighbor and no further comments by the applicant or members of the Zoning Board of Appeals the public hearing was closed based on the following motion:

- \*\*\* **Mr. Wiznia moved to close the hearing at 8:08 pm**
- \*\*\* **Mr. Flynn seconded**
- \*\*\* **In favor: Nusbaum, Wiznia, Waters, Flynn, and Gibbons**
- \*\*\* **Opposed: No One**
- \*\*\* **Recused: No One**
- \*\*\* **Abstained: No One**

**Unanimous approval.**

After the close of the public hearing, following a brief discussion, Board members acted on the application as follows:

- \*\*\* **Mr. Wiznia moved to approve the application of Tracy Wittreich for variance of Table 4.1 ~ Table of General Bulk Regulations of the Zoning Regulations of the Town of Woodbridge, where the required side yard setback is 25', a side yard of 17.2' for a total variance of 7.8' for the construction of a replacement two car garage to the existing residence.**

In granting the variance, the Board found that because the property was undersized, 30,000 square feet in area instead of the required 65,000 square feet in area, coupled with the location of the existing septic system and septic reserve area and location of the onsite well, that there was no feasible area to reconstruct a garage that would accommodate modern vehicles.

- \*\*\* **Mr. Flynn seconded**
- \*\*\* **In favor: Nusbaum, Wiznia, Waters, Flynn, and Gibbons**
- \*\*\* **Opposed: No One**
- \*\*\* **Recused: No One**
- \*\*\* **Abstained: No One**

**Unanimous approval.**

**APPROVAL OF MINUTES**

- \*\*\* **Mr. Flynn moved to approve the Minutes of the ZBA's special meeting on June 28, 2021, as submitted.**
- \*\*\* **Mr. Nusbaum seconded**
- \*\*\* **In favor: Nusbaum, Waters and Flynn**
- \*\*\* **Opposed: No One**
- \*\*\* **Recused: No One**
- \*\*\* **Abstained: Wiznia\* and Gibbons\***

**Approved 4-0 vote**

**\* Abstained because they were not present at that meeting.**

**ADJOURNMENT OF MEETING**

- \*\*\* **Mr. Wiznia moved to adjourn the meeting at 8:12 pm.**

\*\*\* Mr. Flynn seconded  
\*\*\* In favor: Nusbaum, Wiznia, Flynn, Waters and Gibbons  
\*\*\* Opposed: No One  
\*\*\* Recused: No One  
\*\*\* Abstained: No One

**Approved 4-0 vote**

**Accordingly, the meeting was adjourned at 8:12 pm.**

**Respectfully submitted,**

**Kristine Sullivan, Staff**