

**CITY OF TORRINGTON  
ZONING BOARD OF APPEALS  
MINUTES  
June 13, 2011**

Present: David Moraghan, Chairman  
Kathleen Perrotti, Vice Chairwoman  
Marc Trivella, Alternate  
Karen Falk, Alternate  
Ken Edwards, Alternate  
Jenn Healy, First Alternate

Also Present: Martin Connor, AICP, City Planner

Not Present: Genevieve Gangi, Member  
James Marinelli, Member

**1. Call to Order, 7:00 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT**

Chairman David Moraghan called the meeting to order at 7:00 p.m.

**2. Roll Call and Announcements:**

Chairman David Moraghan announced present and serving on the Board this evening will be David Moraghan, Kathleen Perrotti, Marc Trivella, Karen Falk, Ken Edward and Jenn Healy will be a first alternate.

**3. Minutes for Approval:**

a. 7/12/10

MOTION by Mr. Trivella to approve the 7/12/10 minutes, seconded by Mr. Edwards, unanimously carried.

**4. Public hearing scheduled for June 13, 2011, 7:00 p.m., Torrington City Hall Council Chambers, Room 218, 140 Main Street, Torrington, CT**

a. Applicant: Marilyn Guerrero  
Location: 1079 Goshen Road

Proposal: Reduce front yard setback requirement for the addition of covered front porch.  
Proposed front yard setback 16.5' (required front yard setback is 50') Section 4.2

Chairman Moraghan read the legal notice which was published in the Republican American.

Ms. Marilyn Guerrero was present.

MOTION by Mr. Trivella to open the public hearing, seconded by Mr. Edwards, unanimously carried.

Ms. Guerrero explained she purchased her house five years ago and has been speaking with the Planning and Zoning Office regarding her proposal, she has obtained a survey. The cement has started to crumble, the mortar came loose. A mason has come up and repaired the existing landing, which lasted for a few years and it has started to disintegrate again. Ms. Guerrero had the front landing removed and the area has been unusable for about two years now. The part of the house faces the northeast. An overhang/roof is needed for protection to stop these problems, the most it will be is 8' x 8'.

Ms. Guerrero answered questions from Mr. Trivella regarding the size and location of the covered porch.

Mr. Moraghan verified with the applicant that the stairs could be rebuilt if necessary, if the variance is not granted. Ms. Guerrero has already replaced the stairs twice.

Mr. Moraghan noted the public hearing sign has been posted this past month.

Ms. Guerrero answered questions regarding the style and design of the porch.

There were no comments from the public.

Ms. Guerrero stated this has been much time, thought, energy and money on this five year long project and she hopes it goes through.

Mr. Connor made a part of the record a memo he wrote to the Zoning Board of Appeals dated May 6, 2011. Ms. Guerrero has a copy of this memo. Mr. Connor noted the neighbor to the south, Gerald A. Zordan, did come into the office and specifically stated he has no problems with the variance. Ms. Guerrero noted her other neighbors do not have a problem with her proposal.

Mr. Moraghan made Mr. Connor's May 6, 2011 memo an exhibit for this hearing.

MOTION by Ms. Perrotti to close the public hearing, seconded by Mr. Trivella, motion unanimously carried.

Mr. Trivella noted this front entrance without a cover must receive the brunt of any storm. Having a protected front door is an improvement to protect the front of the house.

Having this is a viable egress is important.

Ms. Perrotti stated this is almost a safety matter for the homeowner.

Ms. Falk noted the applicant has attempted to comply, and it makes sense to protect the porch area at this point, and it is a safety issue.

Mr. Moraghan stated pursuant to the regulations, Section 8.1.3 A 3, there may be an issue, but if no one on the panel is going to raise that, if the variance is denied, it would not deny her the use of the property. Under uses and safety, it is somewhat problematic.

Mr. Connor noted there is a uniqueness to the lot, and there are topography and wetlands issues. This parcel is unique for the neighborhood.

Mr. Trivella noted there were no objections in the staff comments/reviews. It doesn't deny use, but it certainly enhances use. Ms. Perrotti noted the safety issues regarding egress issues, and may be a more viable exit than via the back.

MOTION by Mr. Trivella to APPROVE the Variance

Applicant: Marilyn Guerrero

Location: 1079 Goshen Road

Proposal: Reduce front yard setback requirement for the addition of covered front porch. Proposed front yard setback 16.5' (required front yard setback is 50') Section 4.2, Requested variance is 33.5' for an 8' x 8' covered front porch. Variance granted due to topography, the unique shape of the lot, the use of the front door, and safety issues.

Motion seconded by Ms. Perrotti, motion unanimously carried.

Mr. Moraghan stated the variance is GRANTED.

**5. Adjournment:**

Mr. Connor distributed information from a recent seminar he attended, recent court cases with information relevant to the Zoning Board of Appeals.

MOTION by Mr. Moraghan to adjourn, seconded by Ms. Perrotti, unanimously carried at 7:26 p.m.