

Wallingford Zoning Board of Appeals

June 16, 2025

7:00 p.m.

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

Minutes

Present: Joseph Rusczek, Chairman; Raymond Rys, Vice Chair; Board Members: Bruce Conroy; Karen Raddatz; Robert Gross; 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 Gross, Conroy, Raddatz, Rys, and Chairman Rusczek.

Chairman Rusczek noted that tonight's decisions will be published in the Record-Journal on Friday, June 20, 2025. The effective date of your variance will be Friday, June 20, 2025; the date a certified copy is recorded on the land records. The statutory 15-day appeal period will expire on Sunday, July 6, 2025. If you commence operations and/or construction during the appeal period, you do so at your own risk.

Chairman Rusczek noted that application #25-018 – Variance Request/Nafis/100 South Cherry Street has been continued to the July meeting.

PUBLIC HEARINGS

1. #25-017/Variance Request/McGirr/215 High Street

Ms. Raddatz read the staff notes into the record. The applicant seeks a Variance Approval for a side yard of 2.89 ft. where 5 ft. is required and 2.89 ft. exists to enlarge an existing single-bay detached garage by 90 sq. ft. from 12 ft. x 20 ft. (240 sq. ft.) to 15 ft. x 22 ft. (330 sq. ft.) in an R-11 District. The garage will remain a single-bay garage yet will enable a storage area. No Special Exception Request is necessary as the area requested is significantly less than what is allowed as of right. However, though the existing garage is 2.89 ft. from the side boundary, adding 3 additional feet along the same side boundary is an expansion of a non-conformity requiring Variance Approval.

David McGirr, 352 Woodhouse Avenue, presented. The owners plan to take down the existing garage and expand it to allow a car to pull in and space for storage. The property line side will stay the same. The new garage will be wider and longer. The property predates zoning.

Mr. Gross asked about the hardship. Mr. McGirr replied that the property predates zoning and the current garage is not functional. Ms. Torre clarified that the legal notice was wrong. The garage is already there. Five ft. is required for garage placement, not 12 ft. They are adding 3 ft to the rear. Mr. Gross asked if the owners lived there. Mr. McGirr replied, yes, part of the year. Mr. Gross asked about the dumpster on the property. Mr. McGirr replied that it was for some cleanup and demolishing the shed behind the garage. Ms. Torre added that the non-conformity isn't increasing. There is three ft. more of it in the same place. Mr. McGirr clarified that the depth from the opening is an additional 2 ft back and the three feet is to the interior of the yard. Ms. Torre corrected that it is two feet more of the non-conformity.

Mr. Conroy clarified that they are not going closer to the property line, just going deeper along the property line.

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

Mr. Rys: Motion to approve #25-017 for McGirr for a Variance Request for a side yard of 2.89 ft. to enlarge a 240 sq. ft. detached garage at 215 High Street as shown on Limited Property/ Boundary Survey, Zoning Location Survey, Proposed Garage Expansion, Land of David A. Blair and Alice E Blair, 215 High Street dated April 21, 2025.

Ms. Raddatz: Second

Vote: Conroy – yes to approve; Gross – no to approve; Raddatz – yes to approve; Rys - yes to approve; and Chairman Rusczek – yes to approve.

The application is approved.

CONSIDERATION OF MINUTES

1. May 19, Regular Meeting

Mr. Conroy: Motion to accept the May 19, 2025, Zoning Board of Appeals Minutes as submitted.

Ms. Raddatz: Second

Vote: Unanimous

ADJOURNMENT

Mr. Conroy: Motion to adjourn the June 16, 2025, regular meeting of the Zoning Board of Appeals at 7:10 p.m.

Ms. Raddatz: Second

Vote: Unanimous

Respectfully submitted,
Cheryl-Ann Tubby
Recording Secretary