

April 19, 2007

Present: Bradford Sedito, Polly Roberts, Todd Catlin, Katharine Leab, Randolph Snook

Guests: Mr. & Mrs. Pinover, Nancy Holwell, Don Brigham, Tom Farnen, Dorota Habib, Curtiss Smith

Brad Sedito, Chairman called the meeting to order at 7:30pm.

Public Hearing

Mr. Sedito seated regular members Polly Roberts, Todd Catlin, Katharine Leab, Randolph Snook and himself.

ZBA-0704 request of Diana E. & Eugene A. Pinover, 12 Senff Road, petition for special exception for expansion of nonconforming dwelling. Mr. & Mrs. Pinover and Nancy Holwell, architect was present to represent this application. Ms. Holwell began by stating that the present roof leaks, has significant water problems and the bridge to enter the house is awkward. Ms. Holwell went on to state that they are proposing elimination of a gable roof, which will become a shed roof restoring the original design of the house. They expect that the runoff water will be spread over a broader area and drain better. They are seeking a special exception because the existing house is within the 50' front yard setback. Mr. Catlin asked the applicant about the "green roof". Mrs. Pinover stated that this is an idea she is still investigating. Mr. Holwell commented on the proposed changes to the entry way, saying that it is unusable as is in the winter time because of ice and snow build up, the existing bridge is unheated. Mr. Sedito asked for further questions or comments from the audience. Don Brigham, a neighbor stated that he had no problem with the proposed changes.

Motion: to close ZBA-0704 request of Diana E. & Eugene A. Pinover, 12 Senff Road, petition for special exception for expansion of nonconforming dwelling was made by Ms. Roberts, seconded by Mr. Catlin, by a 5-0 vote.

MEETING

Mr. Catlin began by stating that the proposed is aesthetically appropriate and has no problem with the extension. Katharine agreed that the proposed is logical. Mr. Snook felt that the proposed is reasonable and consistent with the special exception definition. Ms. Roberts is in agreement, she sees no problem with filling in existing footprint. Mr. Sedito agrees the proposed is an improvement and is within the scope of a special exception.

Motion: to approve ZBA-0704 request of Diana E. & Eugene A. Pinover, 12 Senff Road, petition for special exception for expansion of nonconforming dwelling, as per application on file, by a 5-0 vote.

Mr. Sedito recused himself from ZBA-0705 because he is an abutting property owner, he explained that this left four ZBA members and they had to concur for the special exception to pass. The applicant understood and decided to proceed.

PUBLIC HEARING

Ms. Roberts seated regular members Todd Catlin, Katharine Leab, Randolph Snook and herself.

ZBA-0705 request of Rumsey Hall School, 201 Romford Road (317 Sabbaday Lane), petition for

special exception for expansion of nonconforming dwelling. Tom Farmen and Dorota Habib were present to represent this application as well as Curtiss Smith. Mr. Farmen began by familiarizing members with the location and presented pictures of the existing house. Mr. Farmen stated that there would be an increase of 31 sq. ft. within the nonconforming area. He went on to say that they will be tearing down the existing structure and rebuilding, maintaining the character of the existing building. Curtiss Smith referenced the survey in explaining the setbacks; the entire existing house is within the 50' front setback and the building coverage within that setback. What they are proposing is a modular cape with a new foundation. Mr. Snook confirmed that the footprint is increasing. Ms. Roberts asked if this proposal was in the overall plan for Rumsey Hall School. Mr. Farmen answered that it was not, but they decided that the house needed to be rebuilt so a family could continue to live in the house. Mr. Farmen went on to offer information on future projects. Curtis Smith added calculations (30 sq ft) for a stoop to the dirt drive side of the proposed house; these additions were initialed by Mr. Smith and Ms. Roberts. Ms. Roberts asked for further questions.

Motion: to close ZBA-0705 request of Rumsey Hall School, 201 Romford Road (317 Sabbaday Lane), petition for special exception for expansion of nonconforming dwelling was made by Mr. Catlin, seconded by Mr. Snook by a 4-0 vote.

MEETING

Mr. Snook understands that the existing house is old and in need of work, the proposed is reasonable and he sees no reason to deny it. Ms. Leab agrees stating the proposed supports the continued use of a single family dwelling and in keeping with the character of the school. Mr. Catlin and Ms. Roberts were in agreement.

Motion: to approve ZBA-0705 request of Rumsey Hall School, 201 Romford Road (317 Sabbaday Lane), petition for special exception for expansion of nonconforming dwelling, as per Zoning Location Survey for Butler House by Curtiss B. Smith dated March 20, 2007 amended 4-19-2007 on file by a 4-0 vote.

Motion: to accept the minutes of February 15, 2007 as submitted was made by Mr. Catlin, seconded by Mr. Snook, by a 5-0 vote

Other Business/Discretion of the Chair

Mr. Sedito thanked Ms. Roberts for the article submitted to the Washington Times.

Motion: to adjourn was made at 8:20pm by Ms. Leab, seconded by Mr. Snook, by a 5-0 vote.

Submitted subject to approval,

Pamela L. Osborne, Secretary