

Board of Adjustment, September 10, 1981

Case 1981-6(A)
Walker and Linda Brown

Present: Gail Proctor, Tom Mitchell, Gary Frye, Gary Crooker, Lynn Draper,
Helen Ring Secretary. Gail Proctor chaired the meeting.

Samuel Proctor, Jr. representing Mr. and Mrs. Brown; Linda Brown.
Abutters: The Legion, Mr. & Mrs. Shaw, Mr. & Mrs. Collins.

Samuel Proctor said that the Browns are moving to another town and wish to sell their house. Its size and layout make in infeasible for renovation as a single family dwelling, or even a two-family dwelling (the sheds could be made into a small apartment but that would leave the main house too large for any ordinary family). The building contains five bedrooms and two living rooms and den. It needs structural renovations. Heating is a problem.

A purchaser is interested in it as a three-family building with ^aone-bedroom downstairs apartment, a one-bedroom upstairs apartment and a two-story apartment in back. This would actually reduce the number of bedrooms and density in the neighborhood. There is sufficient offstreet parking for six cars or more. There are several other multi-family dwellings in the neighborhood, a boarding house and the Legion Hall.

There were no objections from abutters.

The Board asked for clarification on the statement that the building has a permit as a two-family dwelling. It was thought that the previous owner, six or more years ago, requested a permit for a boarding house (all bedrooms have full heating) and was denied. Or it is possible that he had plans for a four-apartment house (the heating has four zones). It appeared that it was not a request for a three-apartment dwelling (which would have invalidated the present application ~~if~~ it had been denied).

After a short recess a motion was prepared as follows; moved by Tom Mitchell and seconded by Gary Crooker:

Be it resolved that the variance for changing the Walker and Linda Brown House on Park Street in Wilton from a single family unit to a three family unit be granted. All members of the Board voted "no."

It was then moved by Tom Mitchell and seconded by Gail Proctor:

Be it resolved that the dwelling owned by Walker and Linda Brown be converted from a single family dwelling to a two-family dwelling be granted.
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Members of the Board explained that/records of the permit for two-family dwelling granted some years ago were not easily available, they wanted to reaffirm that permit by the above motion. They also expressed the feeling that while they agreed in general with the idea of trying to make these large houses more livable by breaking them up into apartments, and that there is a need for apartments, they felt bound by the zoning ordinances requirements for definite acreage. They did not feel a hardship as defined in the regulations existed in this case.

Motion was made by Tom Mitchell that the meeting adjourn. Seconded and so voted.

Helen Ring
Secretary