

Town of Weston, Connecticut
Historic District Commission

Meeting

October 5, 2022 08:00 PM

Topic: Historic District Commission

In Person in Town Hall and on Zoom

Time: Oct 5, 2022 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting: <https://us02web.zoom.us/j/83908627889?pwd=SDNVWCs1dUthS29tQ1AyKzNtNUlwZz09>

One tap mobile: 646 558 8656

Meeting ID: 839 0862 7889

Passcode: 890510

AGENDA

1. Discussion and vote on application for an addition at 62 Weston Road in the Kettle Creek Historic District
2. Discussion and approval of previous minutes
3. Old business and for the good of the order.

TOWN OF WESTON ZONE: TWO ACRE RESIDENTIAL & FARMING DISTRICT				
	SECTION	REQUIRED	EXISTING	PROPOSED
Minimum size lot area (acres)	321.4	2 Ac.	1.075± Ac.	-
Minimum lot dimensions	321.5	170' x 200'	170' x 200'	-
Minimum lot frontage	321.5	170'	234.85'	-
Minimum front yard setback	321.6	50'	57.8'	63.0'
Minimum rear yard setback	321.6	30'	120.8'	125.8'
Minimum side yard setback	321.6	30'	46.9'	41.4'
Minimum Farming structure setback	321.1	100'	N/A	N/A
Maximum building coverage	321.7	15%	3.6%	6.1%
Maximum building height (stories / feet)	321.8	2-1/2 / 35'	2 / 22.0±	-
ACCESSORY STRUCTURE (Garage)				
Minimum front yard setback	-	50'	N/A	-
Minimum rear yard setback	-	30'	N/A	-
Minimum side yard setback	-	30'	N/A	-

EXISTING
BUILDING COVERAGE
Residence = 1,654 sf
TOTAL = 1,654 sf / 46,491 = 3.6%
Allowed 15% of 46,491 or 6,973 sf

PROPOSED
BUILDING COVERAGE
Remaining Residence = 950 sf
Ex. Front Open Landing = 27 sf
Chimney = 14 sf
Bilco = 64
Proposed Front Landing = 66 sf
Proposed Garage/Addition = 1,690 sf
TOTAL = 2,811 sf / 46,491 = 6.1%
Allowed 15% of 46,491 or 6,973 sf

NOTES:

- References:
 - Record Map 700 entitled "Map Prepared For Walter A. Peck, Weston, Conn." Scale: 1" = 60', dated May 1951 prepared by W.J. Wood.
 - Record Map 726 entitled "Map Prepared For Walter A. Peck, Weston, Conn." Scale: 1" = 60', dated July 1951 prepared by W.J. Wood.
 - Record Map 1235 entitled "Map Prepared For Michael Hyman, Weston, Conn." Scale: 1" = 60', dated Nov. 1957 prepared by Charles S. Lyman.
 - Record Map 2672 entitled "Map of Property Prepared For Edward E. Garlick, Trustee, Weston, Conn." Scale: 1" = 50', dated August 11, 1980 prepared by Dennis A. Deilus.
 - Map entitled "Town of Weston Map Showing Land Acquired From Mike Hyman by The State of Connecticut Route 57." Scale: 1" = 40', dated May 1958 prepared by Connecticut Department of Transportation and found on file in District 3 as Town No. 157 Project No. 58 Serial No. 8 Sheet 1 of 1.
- Owner of Record: Thomas Chunovic & Janis Chunovic Vol. 655 Pg. 546
- Lot #1 Area = 1.075± Acres
- Parcel is served by on-site well and on-site septic
- Parcel is shown as Tax Lot 7 On Assessor Map 31 Block 1.
- Parcel is located in "Two Acre" Residence Zone R-2.
- Parcel is in FIRM Zone X (Un-Shaded) on Community Panel Weston, Town of, Number 090018, Panel 0411, Suffix F, Map No. 09001C0411F, Map Effective Date June 18, 2010.
- Underground utility, structure and facility locations depicted and noted herein have been compiled, in part, from record mapping supplied by the respective utility companies or governmental agencies, from parcel testimony and from other sources. These locations MUST be considered approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to Ochman Associates Inc. The size, location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- No inland wetlands or watercourses observed at the property as determined by William Kenny Associates, LLC dated September 21, 2021.

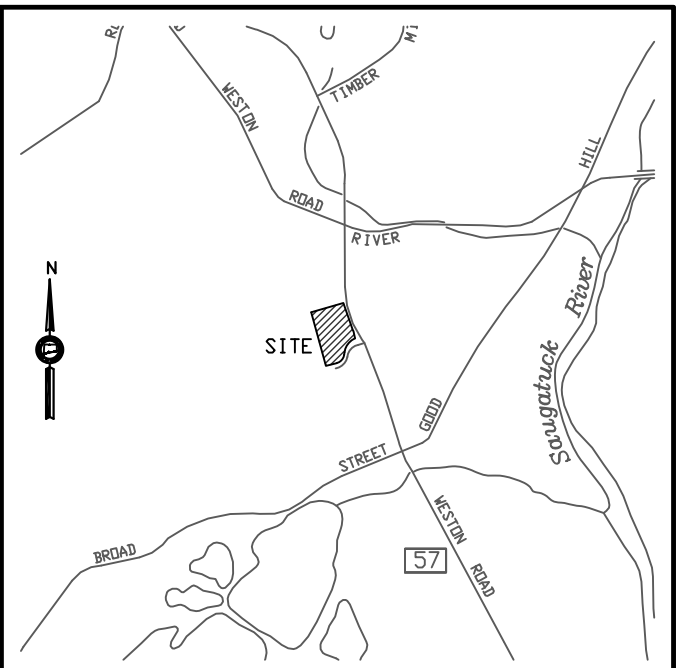
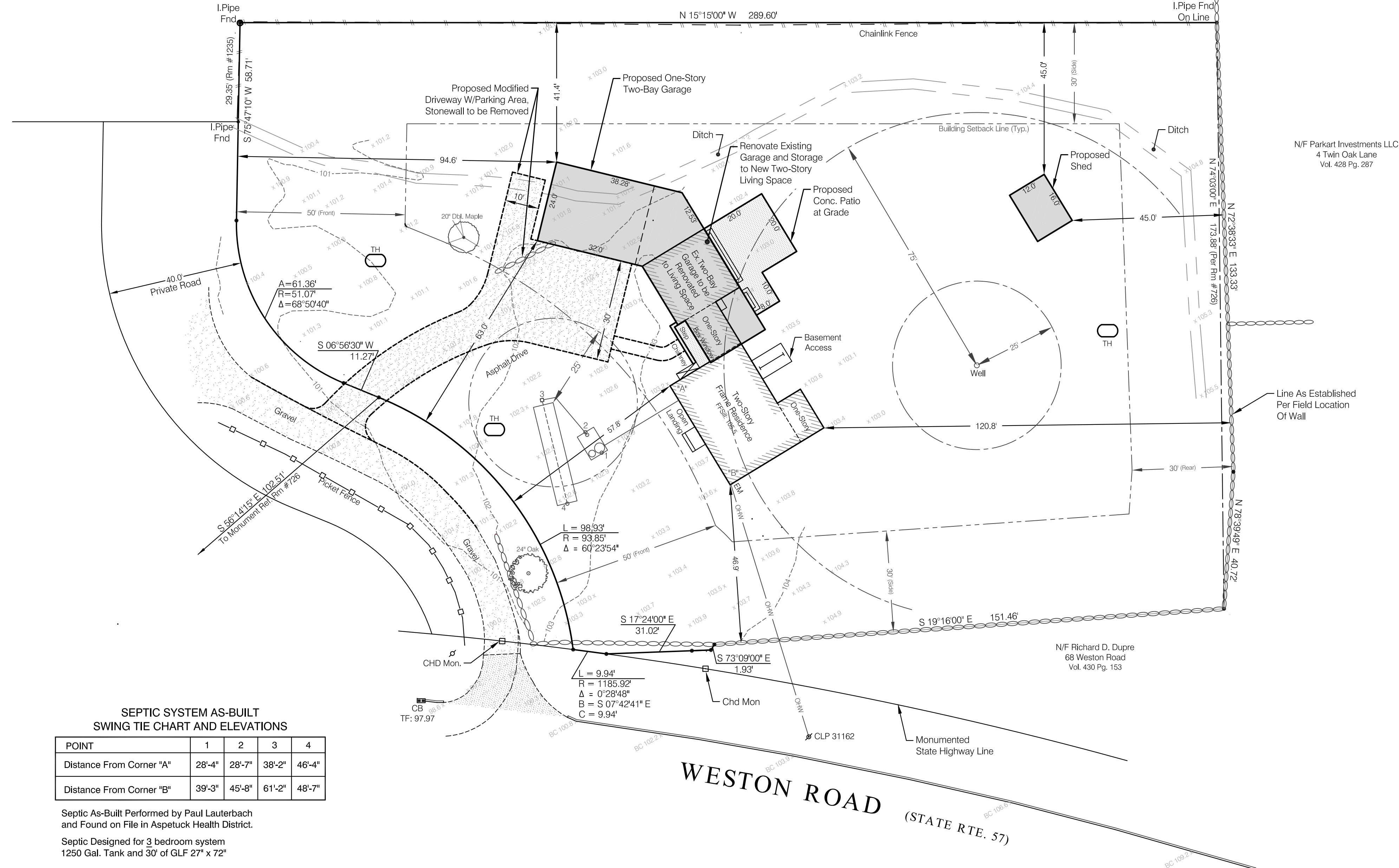
LEGEND

- 270— Existing Contour
- x 271.1 Existing Spot Elevation
- Gp Grade Plane
- 270— Proposed Contour
- + 270.1 Proposed Spot Elevation
- Deep Test Pit
- ⊕ Percolation Test
- (WM) Water Meter
- (WV) Water Valve
- (STMH) Storm Manhole
- (SSMH) Sanitary Sewer Manhole
- W— Proposed Waterline
- G— Proposed Gas Line
- FD— Proposed Footing Drain
- RL— Proposed Roof Leader Drain
- Utility Pole
- GTD— Grade To Drain
- Building Setback
- Geotextile Silt Fence
- Drain Inlet Siltsock
- Anti-Tracking Pad

**SEPTIC SYSTEM AS-BUILT
SWING TIE CHART AND ELEVATIONS**

POINT	1	2	3	4
Distance From Corner "A"	28'-4"	28'-7"	38'-2"	46'-4"
Distance From Corner "B"	39'-3"	45'-8"	61'-2"	48'-7"

Septic As-Built Performed by Paul Lauterbach and Found on File in Aspetuck Health District.
Septic Designed for 3 bedroom system
1250 Gal. Tank and 30' of GLF 27" x 72"



ORIENTATION SCALE: 1" = 1000'

OCHMAN ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 76
EASTON, CONNECTICUT 06612
PHONE (203) 268-9194

THIS DRAWING AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF OCHMAN ASSOCIATES, INC. AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF OCHMAN ASSOCIATES, INC.

NO.	DATE	REVISION
1.		

ZONING LOCATION SURVEY

- PREPARED FOR -
THOMAS CHUNOVIC & JANIS CHUNOVIC
#62 WESTON ROAD
WESTON, CONNECTICUT
ASSESSOR MAP 31 • BLOCK 1 • LOT 7

SEPTEMBER 15, 2022

SHEET 1 OF 1

COMMENCE: 09/2021	FB: 169 PG. 14
DRAWN BY: MVB	PROJECT NO.: 1869
CHECKED BY: MAO	DWG NO.: 24-

SCALE:
0 20 40 60
SCALE: 1"=20'

TO MY KNOWLEDGE AND BELIEF, THIS SURVEY AND MAP IS SUBSTANTIALLY CORRECT AND HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" ADOPTED JUNE 21, 1996; AMENDED OCTOBER 20, 2018.
IT IS A ZONING LOCATION SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

PROGRESS PRINT
- SEPTEMBER 15, 2022 -



Historic District Commission

Weston, Connecticut

Application for Certificate of Appropriateness

Date: 9/23/22 Application #: _____

Name of District: Kettle Creek

Name of Property Owner: Thomas + Janis Churovic

Phone: 203-858-1134 Email: Churovic

Address of property where work is to be done: 62 Weston Rd

Name of Proposed Contractor (if known): KBC Designs LLC

Address of Proposed Contractor (if known): 85 Spring Hill Ave Norwalk

Description of proposed work to be done (should include description of materials to be used, eg. wood shingles, bring, stone etc.

Conversion + expansion of breezway Conversion of garage to great room Conversion + expansion of shed to mudroom

Proposed date of commencement: Oct 1/2022

Proposed date of completion: Feb 1/2023

Please note - All of the following should be included with this application:

- Photo of property
- Scaled drawing of proposed work
- Plot plan of property indicating location of proposed work
- Other helpful information, including information regarding historical significance of existing structures

Signature of Applicant: [Signature] Janis Churovic

To facilitate this application, the Historic District Commission suggests you meet with them prior to the public hearing. If you have any question, please call Leona Peiffer, Chair of the Historic District Commission at 203-451-8965, or the Town Clerk at 203-222-2616. Application can be emailed to lpeiffer@westonct.gov

Historic District Commission

Weston, Connecticut

Action taken on: _____
(date)

Application #: _____

This Certificate of Appropriateness is:

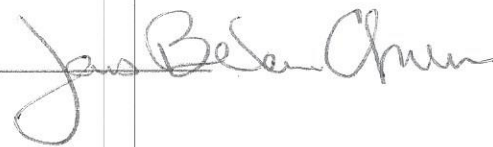
Granted, subject to the following stipulations which are acknowledged and agreed to by the applicant by virtue of his/her signature hereto:

1. This certificate is valid for _____ months from the date hereon. All work described on page one must be commenced and completed within that period. If the work is not completed, the town, through its duly authorized agent, may order the removal of the work which was commenced or take such other action as is necessary to restore the structure to its appearance as of the date hereon.

Extensions may be granted at the discretion of the Commission.

2. Additional Stipulations:


Applicant Signature

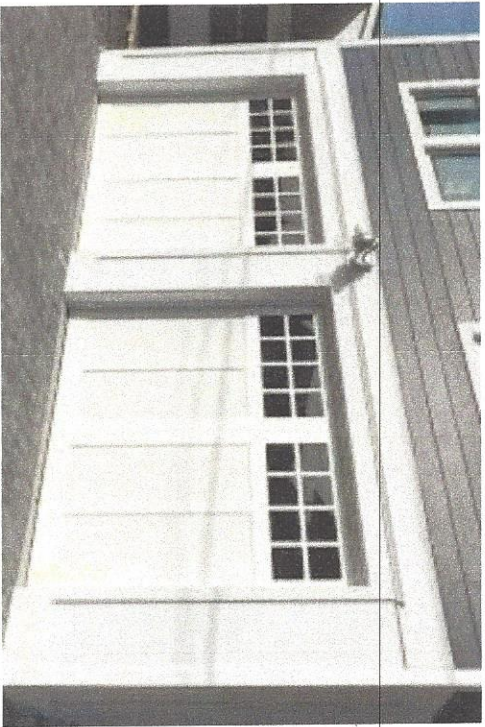


NOT Granted

Chairperson

62Weston Road

American Legion Carriage Garage Door-Composite



Front door-Wood with Panes in keeping with original house



Window as existing Anderson 400 Wood & Clad- Azac

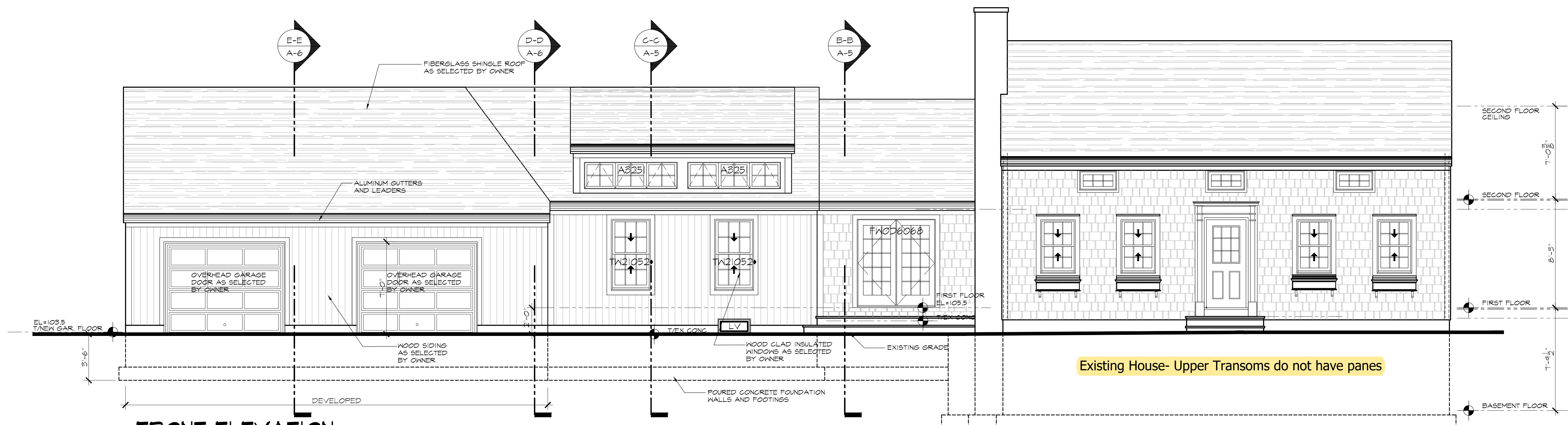


Board 4' & Batten-1 1/2' Hardie Cement Board



INSTALL ICE AND WATER SHIELD (GAF STORM GUARD, WEATHER WATCH OR EQUAL) AT ALL VALLEYS, HIPS, RIDGES, EAVES AND RAKES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS

NO.	DATE	DESCRIPTION
5	8/13/2022	BID/PERMIT SET
4	7/24/2022	REVISED PRELIMINARIES
3	7/3/2022	REVISED PRELIMINARIES
2	6/26/2022	PRELIMINARY PLANS
1	6/15/2022	AS-BUILT DRAWINGS



FRONT ELEVATION

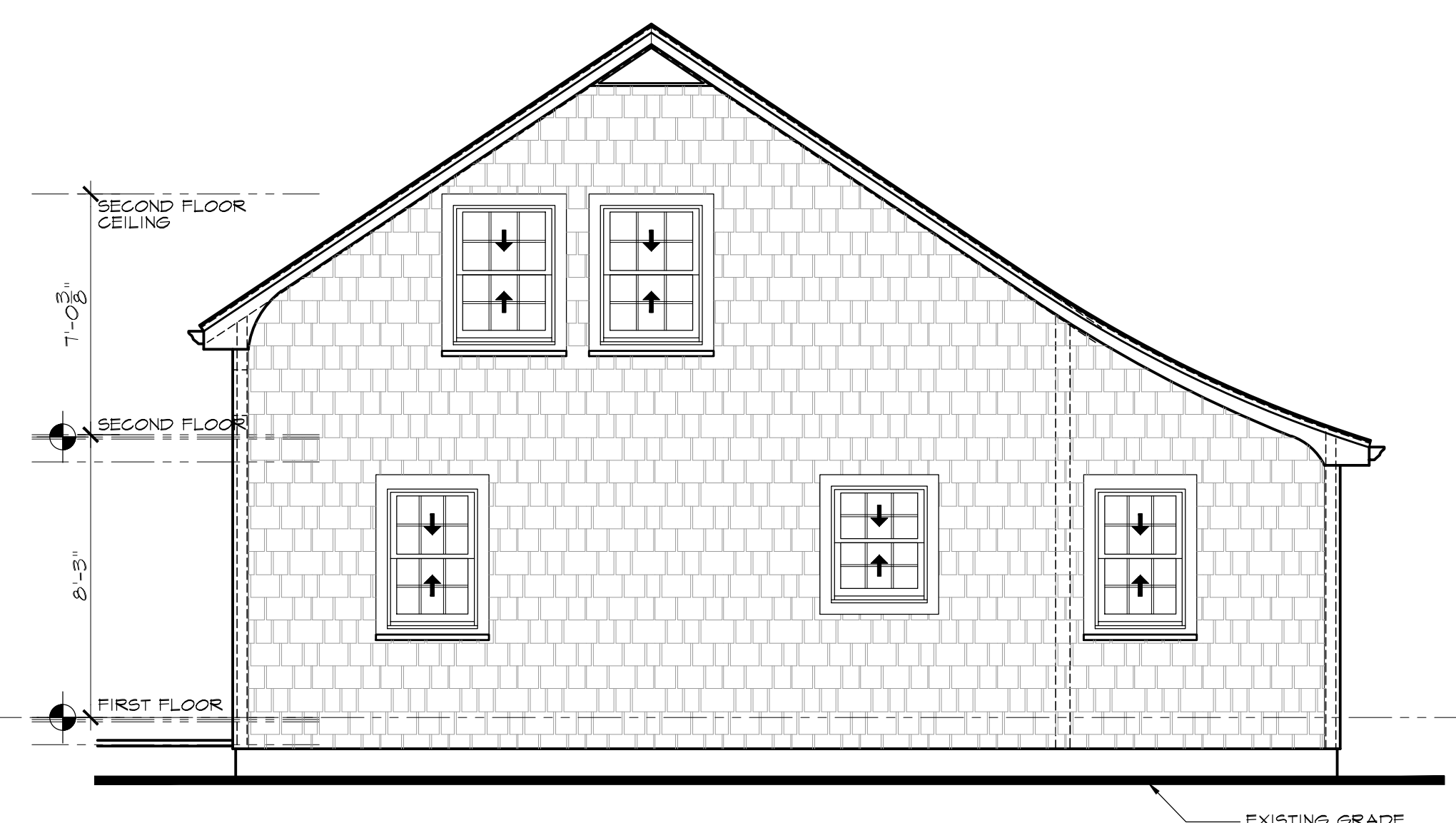
SCALE: 1/4" = 1'-0"

New Garage.

Existing Garage

Existing Breezeway will be expanded only in back of house

The new siding will be Board 4' and Batten 1 1/2' Harding Cement Board
 Windows will be as existing Anderson 400 Wood and Clad
 Garage doors will be American Legion Composite Carriage Garage door
 Front door will be as pictured, wood with Panes in keeping with other windows



Existing house- Side View from Weston Road

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

GMG
 DESIGNERS, LLC
 RESIDENTIAL
 BUILDING DESIGNERS
 233 ROSEVILLE TERRACE
 FAIRFIELD, CT. 06824
 (203) 451-0809
 WWW.GMGDESIGNSONLINE.COM

RENOVATIONS AND ADDITION TO RESIDENCE
 CHUNOVIC RESIDENCE
 62 WESTON ROAD
 WESTON, CT

PROJECT

EXTERIOR ELEVATIONS

DRAWING

DATE: 8/13/2022
 SCALE: NOTED
 DRAWING NO.