



ZONING BOARD OF ADJUSTMENT

Date of Hearing: January 15, 2026
Date of Decision: February 18, 2026

Zone Case: 173 of 2025
Address: 341 Orwell Way
Lot and Block: 26-D-109-B
Zoning Districts: R2-H
Ward: 8
Neighborhood: Bloomfield

Request: Construction of one-story addition at rear of house

Application: BDA-2025-11861

Variance	Sections 903.03.E/925.06.C	15' rear setback required; 11'-10" requested 3' interior side setback required; 0' requested
----------	----------------------------	---

Appearances:

Applicant: Nathan Hart, Lee Kuzma, Albert Pacella

Findings of Fact:

1. The Subject Property is located at 341 Orwell Way in an R2-H (Residential Two-Unit High Density) District in Bloomfield.
2. The Subject Property has an irregular shape with approximate dimensions of 33' by 62' (2,046 sf).
3. A 1986 Certificate of Occupancy permits the use of the Subject Property for "two story one family dwelling with one outdoor parking stall."
4. The house on the Subject Property is set back 0' from Orwell Way, 0' from the property line shared with 343 Orwell Way, 20'-7" from the property line shared with 338 Taylor Street and approximately 18' from the rear property line.
5. The Applicant proposes to construct a one-story addition on the rear of the house that would be set back 0' from the property line shared with 343 Orwell Way, 11'-10" from the rear property line and 6' from the property line shared with 338 Taylor Street.

6. The Applicant explained that the addition is intended to make the home accessible for the homeowners and allow them stay in the house as they age.
7. The Applicant asserted that the location of the house in the context of the site is a unique characteristic that precludes strict compliance with the Code's setback standards.
8. The Applicant provided photographs of other structures in the proximate area of the Subject Property that have limited setbacks, and asserted that the proposal will not have a significant impact on the surrounding neighborhood.
9. Angelo Perri, the owner of the property located at 338 Taylor Street, Joseph Sepich, the owner of the property located at 342 Taylor Street, and Steven Lutz, the owner of the property located at 343 Orwell Way, submitted letters of support for the request.
10. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. The site development standards in Section 903.03.E include 15' rear and 5' interior side setback requirements and Section 925.06.C allows for the reduction of the side setback to 3'.
2. The Applicant seeks dimensional variances to allow an 11' rear setback and a 0' interior side setback for an addition to the existing house.
3. The Applicant provided credible evidence that the shape of the parcel and the location of the structure on the lot are unique conditions that preclude strict compliance with the Code's setback standards, and that the setbacks proposed for the addition would not have a significant impact on the surrounding neighborhood.
4. Consistent with the evidence and testimony presented, and the applicable legal standards governing dimensional variances, the Board concludes that approval of the request is appropriate.

Decision: The Applicant's request for dimensional variances from Sections 903.03.E/925.06.C to allow for the construction of an addition with the limited side and rear setbacks described to the Board is hereby APPROVED.

s/Alice B. Mitinger
Alice B. Mitinger, Chair

s/Lashawn Burton-Faulk
LaShawn Burton-Faulk

s/ John J. Richardson
John J. Richardson

Note: Decision issued with electronic signatures, with the Board members' review and approval.