

# Zoning Board of Appeals

## Town of Southington

Alicia Novi, Chair  
Theodore Cabata, Vice-Chair  
Erica Byrne, Secretary  
Robert Ives  
Michael Scavetta  
Ronald Bohigian, Alternate  
Ryan Rogers, Alternate  
Anthony J. Mazzarella, III, Alternate  
Rosemarie Micacci Fischer, Alternate

**ZONING BOARD OF APPEALS**  
**Tuesday, July 13, 2021**  
**On Line/Via Phone**  
**7:00 pm**

**For remote public attendance, please see link/call in # below**

**Webex meeting via computer:**

<https://southingtonct.webex.com/southingtonct/j.php?MTID=md50c9777e5dcf6c4f7f4a94d0764d4e3>

**Meeting Number Access Code: 173 342 5908**

**Password: 1234**

**Join by phone: Call 1-408-418-9388**

**Access Code: 173 342 5908**

Should you only be able to utilize the call-in feature, you can email any questions about any public hearing to [lavalleed@southington.org](mailto:lavalleed@southington.org) while the hearing is still open.

At all times during the digital meeting, all participants are requested to stay “muted” until prompted in an effort to minimize any disruptions or background noises. And as always, all participants are expected to maintain respectful decorum throughout the meeting. All meetings are audio recorded.

**Link to applications, plans & documents for meeting:**

[https://cms9.revize.com/revize/southingtonct/departments/planning\\_zoning\\_department/july\\_13\\_2021\\_meeting\\_information.php](https://cms9.revize.com/revize/southingtonct/departments/planning_zoning_department/july_13_2021_meeting_information.php)

### **AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**

### **3. DETERMINATION OF QUORUM**

### **4. PLEDGE OF ALLEGIANCE**

### **5. APPROVAL OF MINUTES**

### **6. PUBLIC HEARING ITEMS**

- A. APPEAL #6523A, Application of Kevin Murphy, Pools by Murphy for a pool in the side yard under Sections 2-01.AA6 & 15-04 of the Zoning Regulations, 142 Laurelwood Drive, property of Carey D. & Grant M. Campbell in an R-80 zone.
- B. APPEAL #6524A, Application of Chris Kazanovicz c/o EBI Consulting for a gasoline filling station under Sections 4-032.32, 11-03 & 15-05 of the Zoning Regulations, 500 Queen Street, property of RAP Properties LLC in a B zone.
- C. APPEAL #6525A, Application of Ryle Builders LLC for lot area variances of 5,280 sq. ft. for Parcel C & 2,100 sq. ft. for Parcel A under Sections 7A-00 & 15-04 of the Zoning Regulations, 34 Williams Street, property of Ryle Builders LLC in an R-12 zone.
- D. APPEAL #6526A, Application of Jeffrey Massicott for a 16.7' front yard setback variance; 11.8' side yard setback variance; variance of 25% max expansion of non-conforming structure; variance for parking within setback; variance for width of planted buffer; and variance for driveway within required planted buffer under Sections 4-05.5C, 4-05.5E, 4-05.8C, 4-05.5H, 11-10.1 & 15-04 of the Zoning Regulations, 1506 West Street, property of Diane L. Kelley & Jeffrey N. Massicott in an WSB zone.

### **7. CONTINUED PUBLIC HEARING ITEMS**

- A. APPEAL #6521A, Application of Arsim & Ismije Coma for a variance to allow a residential garage in an I-2 zone under Sections 5-01 & 15-04 of the Zoning Regulations, 55 Longo Drive, property of Arsim & Ismije Coma in an I-2 zone.

### **8. MISCELLANEOUS/OLD BUSINESS/NEW BUSINESS**

### **9. ADJOURNMENT**