

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, April 27, 2021
On Line/Via Phone
7:00 pm
REVISED

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

Webex meeting via computer:

<https://southingtonct.webex.com/southingtonct/j.php?MTID=md346c6b9e0889ac58d01d0123298f82d>

Meeting Number Access Code: 129 918 1115

Password: 1234

Join by phone: Call 1-408-418-9388
Access Code: 129 918 1115

Should you only be able to utilize the call-in feature, you can email any questions about any public hearing to 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/april_27_2021_meeting_information.php

REVISED 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 #6496A, Application of Robert Gorski for a 2' side yard setback variance under Sections 7A-00 & 15-04 of the Zoning Regulations, 511 Curtiss Street, property of Kelley Babcock, in an R-20/25 zone.
- B. APPEAL #6503A, Application of John Ortiz for a special exception to allow a food truck under Sections 4-01.31 & 15-05 of the Zoning Regulations, 826 South Main Street, property of 824 South Main Street Building LLC in a CB zone.
- C. APPEAL #6504A, Application of Olive Branch Enterprises LLC for a 28.5' and 13' front yard setback variances under Sections 7A-00 & 15-04 of the Zoning Regulations, 1217 South Main Street, property of Olivia Marina LLC in a B zone.
- D. APPEAL #6505A, Application of Troy Karwowski for an 8' side yard setback variance & an 5' rear yard setback variance under Sections 2-01.A.A.1 & 15-04 of the Zoning Regulations, 144 Valley View Court, property of Troy R. & Kelly Y. Karwowski in an R-40 zone.
- E. APPEAL #6506A, Application of Marc Dynder for a 25' side yard setback variance & a 3.5' front yard setback variance under Sections 7A-00 & 15-04 of the Zoning Regulations, 71 Burning Tree Drive, property of Marc & Kerri Dynder in an R-80 zone.
- F. APPEAL #6507A, Application of Daniel Champagne for an 8' rear yard setback variance & a 19' front yard setback variance for a shed and a 2' height variance & 21.5' front yard setback variance for a fence under Sections 2-01.A.A.1, 7A-00 & 15-04 of the Zoning Regulations, 25 Redwood Lane, property of Daniel & Shaaron Champagne in an R-40 zone.
- G. APPEAL #6508A, Application of Ralph T. Riccio for a 2' side yard setback variance under Sections 11-13 & 15-04 of the Zoning Regulations, 18 Quaker Lane, property of Kevin Gilligan in an R-12 zone.

7. CONTINUED PUBLIC HEARING ITEMS

- A. APPEAL #6498A, Application of Slawomir Olchanowski for a 36' front yard setback variance under Sections 7A-00 & 15-04 of the Zoning Regulations, 54 Triano Drive, property of CT Masons LLC in an I-2 zone.

8. MISCELLANEOUS/OLD BUSINESS/NEW BUSINESS

9. ADJOURNMENT