

# Zoning Board of Appeals

## Town of Southington

### SOUTHINGTON ZONING BOARD OF APPEALS LEGAL NOTICE

At their Regular Meeting of **APRIL 13, 2021**, the Southington Zoning Board of Appeals voted to take the following actions:

- A. **APPROVED WITH STIPULATIONS** – ZBA #6497A, Application of B Southington LLC for a special exception to allow patio liquor service under Sections 4-03.32A, 11-04 & 15-05 of the Zoning Regulations, 20 Spring Street, property of Eric P. Kaufman, Jaclyn D. & Ronald Bernstein et al in a B zone.
- B. **CONTINUED PUBLIC HEARING** – ZBA #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.
- C. **APPROVED WITH STIPULATIONS** – ZBA #6499A, Application of Blair Gianatti for a special exception for a family flock of chickens under Sections 3-01.31B & 15-05 of the Zoning Regulations, 388 Mulberry Street, property of Blair Casserino & Joseph Gianatti in an R-20/25 zone.
- D. **APPROVED** – ZBA #6500A, Application of Brian Agostinucci for a 31' front yard setback variance for a pool (structure) and a variance to allow a pool in the front yard under Sections 2-01A.A.6, 7A-00 & 15-04 of the Zoning Regulations, 426 Buckland Street, property of Brian Agostinucci in an R-20/25 zone.
- E. **APPROVED** – ZBA #6501A, Application of Megan & Dan Perras for a variance to allow a pool in the side yard under Sections 2-01A.A.6 & 15-04 of the Zoning Regulations, 206 Little Fawn Road, property of Daniel M. & Megan R. Perras, in an R-20/25 zone.
- F. **MODIFIED & APPROVED WITH STIPULATIONS** – ZBA #6502A, Application of Witchdoctor Brewing Company for a special exception modification to allow a larger patio liquor area & recorded music playback under Sections 11-04 & 15-05 of the Zoning Regulations, 168 Center Street, property of Factory Square Associates LLC in an I-1 zone.
- G. **DENIED** – ZBA #6492A, Application of Michael Donato for a 19.4' front yard setback variance for a new porch under Sections 7A-00 & 15-04 of the Zoning Regulations, 206 Mount Vernon Road, property of Luxury Custom Homes LLC in an R-20/25 zone.
- H. **DENIED** – ZBA #6494A, Application of Lee Cunningham for a 5.8' side yard setback variance and 300 sq. ft. accessory structure size variance under Sections 2-01A.A.1, 7A-00 & 15-04 of the Zoning Regulations, 884 South End Road, property of Lee M., Thomas C. & Brian T. Cunningham in an R-40 zone.

Dated this 16<sup>th</sup> Day of April, 2021

ZONING BOARD OF APPEALS

Alicia Novi, Chair