

Any Individual with a disability who needs special assistance to participate in the meeting should contact the ADA Coordinator, at 385-4020 or 385-4022 (TDD) 5 days before the meeting if possible.

AGENDA

The STRATFORD BOARD OF ZONING APPEALS will hold a Public Hearing on Tuesday evening, January 7, 2014, at 7:00 P.M. in the Council Chamber, Town Hall, to hear arguments for and against the following:

1. 1255 PROSPECT DR. Petition of BABU VENKATESH to waive the 75 ft. setback from a coastal bluff to 0 ft. in order to allow fill behind a proposed revetment on property located in an RS-2 District.
Hardship: Eroded land by coastal storm events, specifically Hurricane Sandy on October 30, 2012.

A Coastal Site Plan Review of this petition is required in accordance with the Coastal Management Act.

2. 2362 MAIN ST. Petition of TITAN REALTY, LLC to waive lot area per dwelling unit from 3,750 sq. ft. to 875 sq. ft.; outdoor recreational space from 2,000 sq. ft. to 0 sq. ft. and parking from 7.5 spaces to 3 spaces in order to convert the commercial building to 5 apartments on property located in a CA District.
Hardship: Higher density residential housing near railroad station is encouraged in Town Plan.

3. 28 SHORELINE DR. Petition of HUGH HUMPHREY to waive the setback from a coastal beach from 75 ft. to 0 ft. and waive Section 14.2 in order to demolish, rebuild and expand a non-conforming residence on property located in an RS-3/RS-4 District.
Hardship: Storm related damage (Sandy 2012)

A Coastal Site Plan Review of this petition is required in accordance with the Coastal Management Act.

4. 20 SHORELINE DR. Petition of PAUL A LONGO to waive the setback from a coastal beach from 75 ft. to 0 ft. and waive Section 14.2 in order to demolish, rebuild and expand a non-conforming seasonal residence on property located in an RS-3/RS-4 District.
Hardship: To comply with FEMA Standards and to add and also be inline with adjoining property.

A Coastal Site Plan Review of this petition is required in accordance with the Coastal Management Act.

Maps showing the locations of the above properties are on file in the Office of the Board of Zoning Appeals, Room 113, Town Hall, Stratford, CT. The doors to the Town Hall are locked at 10:00 P.M.

A copy of this notice is on file in the Town Clerk's Office.

ATTEST: GARY LORENTSON Planning & Zoning Administrator
BOARD OF ZONING APPEALS