

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, July 1, 2014, at 7:00 P.M. in the Council Chamber, Town Hall, to hear arguments for and against the following:

1. 304 E. MAIN ST. Petition of VANNA & CO. LLC to waive Section 16.6.5.2A to allow a free standing sign on a property with less than 100 feet of street frontage on property located in a CA District.
Hardship: Need for visibility and consistency with the neighborhood.
2. 240 WASHINGTON PKWY Petition of DANIEL GLIONNA to waive the maximum fence height from 4 ft. to 6 ft. in order to install a fence on property located in an RS-4 District.
Hardship: Replacing a preexisting non-conforming 6' fence.
3. 62 LENOX AVE. Petition of MYRIAM & AUBED BERNADEL to waive the maximum fence height from 4 ft. to 6 ft. in order to allow a fence on property located in an RM-1 District.
Hardship: Safety privacy, cars drive to fast on the street and that makes it unsafe for my children to play outside.
4. 777 KING ST. Petition of ROBERT GARCIA to waive the maximum fence height from 4 ft. to 6 ft. in order to install a fence on property located in an RS-4 District.
Hardship: My house is on a corner and I would like to have more privacy for my family and my children could feel safer in the yard.
5. 41 FISHER CT. Petition of MAREK & JOANNA SZCZUBELEK to waive Section 14.2 of the Zoning Regulations in order to expand a nonconforming structure on property located in an RS-4 District.
Hardship: Growing family; need more room.
6. 37 BULLARD CT. Petition of DANA GIAMMATTEO to waive Section 14.2 of the Zoning Regulations in order to expand a nonconforming structure on property located in an RS-4 District.
Hardship: Family out growing house.
7. 111 EUERLE ST. (Lot 39) Petition of KENNETH & NANCY ROBERTS to waive lot width of 60 ft. to 50 ft. and one sideyard of 10 ft. to 1.2 ft. in order to allow an existing single family residence on property located in an RM-1 District.
Hardship: Pre-existing non-conforming lot & dwelling that predates Zoning.

8. 111 EUERLE ST. (Lot 38) Petition of KENNETH & NANCY ROBERTS to waive lot width of 60 ft. to 50 ft. in order to construct a single family residence on property located in an RM-1 District.
Hardship: Pre-existing non-conforming lot that predates Zoning.

9. 180 POST OAK RD. Petition of JOHN & DENISE BARONI to waive maximum building coverage of 20% to 27.6% in order to construct an addition on property located in an RS-3 District
Hardship: My family is getting bigger. We really need more space and an additional bathroom. My daughter is living in 1/2 of the garage (finished room) I really want my family all on one floor.

10. 736 ROBIN LN. Petition of ROSEMARIE DIXON to waive maximum building coverage of 20% to 27.7% in order to construct a porch and deck on property located in an RS-3 District
Hardship: Existing house meets coverage. I am recovering from cancer and need a shelter to sit under when outside.

11. 185 SHEPPARD ST. Petition of ROBERT DELORENZO to waive the setback from 10 ft. to 6 ft. in order to allow a pool to remain on property located in an RS-4 District.
Hardship: (See attached)

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

ATTEST: John M. Dempsey, Chairman
BOARD OF ZONING APPEALS

