

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 Thursday evening, November 6, 2014, at 7:00 P.M. in the Council Chamber, Town Hall, to hear arguments for and against the following:

1. 379 GLENRIDGE RD. Petition of KAYNE BOSMA to waive front setback of 20 ft. to 19.7 ft. and sideyard of 10 ft. to 9.7 ft. in order to allow an enclosed front porch to remain on property located in an RS-4 District.
Hardship: Work has been completed. Enclosed existing porch did not encroach property lines
2. 62 LENOX AVE. Petition of MYRIAM & AUBED BERNADEL to waive the maximum fence height of 4 ft. to 6 ft. in order to allow a fence on property located in an RM-1 District.
Hardship: For the safety of our children
3. 170 ARROWHEAD PL. Petition of LAM DOAN to waive the maximum fence height of 4 ft. to 6 ft. in order to allow a fence on property located in an RS-3 District.
Hardship: Family's activities/ privacy
4. 25 HARTLAND ST. Petition of PATRICIA PINTO to waive front setback of 20 ft. to 18 ft. and sideyard of 10 ft. to 5.6 ft. in order to construct a covered porch on property located in an RS-4 District.
Hardship: The home is located less than 6 ft. from the neighbor's property
5. 2051 MAIN ST/20 KINGS COLLEGE PL. Petition of 2051 MAIN ST. LLC to waive required parking from 20 spaces to 12 spaces in order to convert an apartment to offices on property located in an RS-4 District.
Hardship: Fear of potential fire hazard having residential tenant in office bldg. as well as security issues.
6. 1350 BARNUM AVE. Petition of STEEL GATE EQUITY, LLC to waive the front setback to Barnum Ave. from 10 ft. to 0.5 ft.; front setback to California St. from 10 ft. to 0.5 ft.; required parking from 28 spaces to 20 spaces and the residential buffer from 12 ft. to 2 ft. in order to construct a retail building on property located in a CA District.
Hardship: (See attached)
7. 608 FERRY BLVD. Petition of WAYNE GARRICK to waive the minimum lot area per family from 3,750 sq. ft. to 2,918 sq. ft. in order to convert an office building into 9 residential units on property located in a CA District.
Hardship: Existing non-conforming property/ traffic

8. 93 WARD ST. Petition of SIMEON & CHRISTINE ALESEVICH to waive the 50 ft. setback from wetlands to 30 ft. in order to allow grading activities in a proposed subdivision on property located in an RS-4 District.
Hardship: Preexisting non-conforming lots that predate zoning and paper streets that were never developed by the town create exceptional difficulties and unusual hardships to the owner in developing the 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. A copy of this notice is on file in the Town Clerk's Office.

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

