

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, June 2, 2015, at 7:00 P.M. in the Council Chamber, Town Hall, to hear arguments for and against the following:

1. 1858 BROADBRIDGE AVE. Petition of BRIAN STIRBIS to waive the maximum fence height of 4 ft. to 6 ft. in order to install a fence on property located in an RS-4 District.  
Hardship: To stop debris from entering yard and I have 3 children which would allow for better safety.
2. 1498 NORTH AVE. Petition of VANICKY 5, INC. to waive one sideyard of 10 ft. to 4.0 ft. for an addition and to waive the sign regulations from 2 sq. ft. to 11.8 sq. ft. for an existing day care center on property located in an RS-4 District.  
Hardship: Pre-existing non-conforming use and structure.
3. 585 HILLTOP DRIVE Petition of DOUGLAS ZIMAN to waive the maximum fence height of 4 ft. to 6 ft. in order to install a fence on property located in an RS-4 District.  
Hardship: Corner lot/ need privacy
4. 219 CROWN ST. Petition of VICTORIA CAPOZZI to waive maximum building coverage of 25% to 25.7% in order to construct an addition on property located in an RS-4 District.  
Hardship: Unique small size of property and small layout of house.
5. 430 SEABREEZE DR. Petition of DOUGLAS BALAKIER to waive maximum building coverage of 20% to 21.0% and front setback of 65 ft. to 35.7 ft. in order to construct a detached garage on property located in an RS-3 District. ‘  
Hardship: Shape of lot.
6. 45 CHERRY ST. Petition of SCOTT REYNOLDS & ROBIN KNOWLES to waive lot width of 60 ft. to 50 ft.; lot area of 7,500 sq. ft. to 6,000 sq. ft.; one sideyard of 10 ft. to 3.5 ft. and maximum building coverage of 25% to 27.0 % in order to allow an existing residence on property located in an RS-4 District.  
Hardship: Size and shape of lot. Parcel has been separately taxed as an independent non-conforming lot since 1915.
7. CHERRY ST., LOT 6 Petition of SCOTT REYNOLDS & ROBIN KNOWLES to waive lot width of 60 ft. to 50 ft. and lot area of 7,500 sq. ft. to 6,000 sq. ft. in

order to construct a single family residence on property located in an RS-4 District.

Hardship: Size and shape of lot. Parcel has been separately taxed as an independent non-conforming lot since 1915.

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