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.

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2016 MAY 11 AM 11:18
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AGENDA

The STRATFORD BOARD OF ZONING APPEALS will hold a Public Hearing on Tuesday evening, June 7, 2016, at 7:00 P.M. in the Council Chamber, Town Hall, to hear arguments for and against the following:

1. 1700 CUTSPRING RD – Petition of ARCHADECK OF CENTRAL CT to waive Sec. 3.14, requiring a minimum distance of 50' from an inland wetland in an RS-3 District.
   Hardship: Location of pond.

2. 27 FIRST AVE – Petition of STRATFORD OFFICE REALTY, LLC to waive Sec. 4.2, requiring a maximum lot coverage of 25% to 27.68% in an RS-4 District.
   Hardship: Plan to utilize 27 1st Ave. as a permanent residence as opposed to summer residence. Phylis Satin, an artist requires a northern light studio; the proposed addition offers the only northern light on the site.

3. 65 RIVERVIEW PL – Petition of ANA LAINEZ to waive Sec. 4.2, requiring a maximum lot coverage of 25% to 28% and the minimum front setback from 20' to 14' in an RS-4 District.

   Hardship: The original lot is non-conforming to our living in our home.

4. 57 CEDAR ST – Petition of AIMEE PINCKNEY to waive Sec. 4.2, requiring a minimum side setback of 10' to 5.9' and Sec. 3.17, requiring a minimum side setback for a pool from 10' to 4.6' in an RS-4 District.
   Hardship: Size and shape of lot parcel had been separately taxed as an independent non-conforming lot since 1915.

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

5. CEDAR ST (PT LT 1002 & 1003) - Petition of AIMEE PINCKNEY to waive Sec. 4.2, requiring a minimum lot area of 7,500 ft² to 6,000 ft² and minimum lot width of 60' to 50', to create a new lot for a new single-family dwelling in an RS-4 District.
   Hardship: Size and shape of lot parcel had been separately taxed as an independent non-conforming lot since 1915.

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

6. 1525 BRAODBRIDGE AVE – Petition of BRIAN SOUKUP, to waive Sec. 3.17 requiring a minimum setback for a pool from 10' to 5', to legalize the construction of a pool in an RS-4 District.
   Hardship: (See attached letter)

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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