

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, October 4, 2016, at 7:00 P.M. in the Council Chamber, Town Hall, to hear arguments for and against the following:

1. 55 WASHINGTON PKWY. Petition of DPD REALTY, LLC to waive the allowable front setback from 20' to 14.8', lot coverage from 25% to 47.4% & maximum building height from 30' to 36' per §4.2; waive the minimum lot size for residence apartments from 30,000 ft² to 19,803 ft²; & to waive the prohibition that no structural changes can be made when changing from one nonconforming use to another per §14.2.2 to construct a nine unit residence apartment building in an RS-4 District.
Hardship: The proposed use represents an upgrade in use from the previously existing nonconforming commercial use, and the proposed use eliminates three zoning non-conformities which currently exist on site.

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

2. 220 SILVER LN – Petition of LISA LEONARD seeking waivers of the front & side setbacks as required by §4.2 to construct a 2nd floor addition in an RS-3 District.
Hardship: Adding on for my elderly relative to live with owner.
3. 61 MORNINGSIDE DR – Petition of CRAIG TIBBALS seeking waivers of building coverage & side setback as required by §4.2 to construct an addition in an RS-3 District.
Hardship: Medical necessity, ledge on property; parking.

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

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