

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.

NOTICE

The STRATFORD BOARD OF ZONING APPEALS will hold a Public Hearing on Thursday evening, November 3, 2016 at 7:00 P.M. in the Council Chamber, Town Hall, to hear arguments for and against the following:

1. 28 LIGHTHOUSE AVE – Petition of NANCY MAIOCCO seeking a variance of the side setback per §3.11 to construct an addition in an RS-4 District.
2. 955 FERRY BLVD – Petition of UB DOCKSIDE LLC seeking a variance of allowable number of principal buildings on a lot per §1.24 & the open space minimum per §7.4.1 to construct a 10,000 ft² boat showroom and storage facility in an CAWF District.

A Coastal Site Plan Review of this application is required.

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

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AGENDA

The STRATFORD BOARD OF ZONING APPEALS will hold a Public Hearing on Thursday evening, November 3, 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.

2. 28 LIGHTHOUSE AVE – Petition of NANCY MAIOCCO seeking a variance of the side setback per §3.11 to construct an addition in an RS-4 District.
Hardship: Non-conforming structure

3. 955 FERRY BLVD – Petition of UB DOCKSIDE LLC seeking a variance of allowable number of principal buildings on a lot per §1.24 & the open space minimum per §7.4.1 to construct a 10,000 ft² boat showroom and storage facility in an CAWF District.
Hardship: Size and shape of lot; proximity to Housatonic River is appropriate location for boat showroom; a water dependent use

A Coastal Site Plan Review of this application is required.

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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