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**ZONING BOARD OF ADJUSTMENT
AGENDA FOR DECEMBER 8, 2022, 7:00 P.M.
REGULAR MEETING VIA ZOOM WEBINAR**

CALL TO ORDER & FLAG SALUTE

NOTICE:

The Zoning Board of Adjustment reserves the right to change the order of the published agenda. All changes to the agenda will be announced at the beginning of each meeting.

It is the intent of the board (and at the discretion of the Chairman) to not begin a new application after 10:00 P.M. and to adjourn the meeting by 11:00 P.M.

It is a further policy of the Board that members of the public will be limited to five minutes when speaking on an application. When a person is representing a group of people, he or she may speak for ten minutes.

Thank you for your cooperation.

This Board is a quasi-judicial Board therefore this meeting shall be conducted in a similar manner to a judicial proceeding. Decorum appropriate to a judicial hearing must be maintained at all times and any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision.

OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is being held in compliance with the requirements of the 'Open Public Meetings Act' and has been duly noticed and published as required by law.

ROLL CALL

NEW BUSINESS

JASON & NIKKI ELKINS	MDR/100A	Case #ZC2022-017
30 Simsbury Drive Block: 304.12, Lot: 1		Action Date: 12/31/2022

The Applicant has requested variances from the following sections:

1. **150.14(B)(2)(c)**, where fences on lots that have frontage on more than one street, the front yard setback of 35' is required, and the proposed fencing will have a setback of 5' from the property line, 12' from the right-of-way, and
2. Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

KIMANI & TRANG BELL	MDR/100A	Case #ZC2022-016
21 Woodbrook Road Block: 227.04, Lot: 6		Action Date: 1/6/2023

The Applicant has requested a variance from the following sections:

1. **150.14(B)(1)(c)** where fences are not permitted to extend into the front yard setback, and the proposed fencing appears to range in setback from 10' to 15' from Montclair Drive where a minimum front setback of 30' is required, and
2. **150.14(B)(2)(a)** where no fence shall be installed within a front yard or front yard setback, whichever is greater, and the front yard extends 36.78' from the Montclair Drive right-of-way but fencing is proposed at approximately 10' from the property line, and
3. **150.14(B)(3)(f)(1)** where fences exceeding 5' in height require the installation of evergreens for all portions that parallel a right-of-way, however, the locations of those required evergreens were not included on the submitted plan, and
4. Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

ESTATE OF JAMES SPINA
15 Lafayette Avenue | Block: 288, Lot: 3

RR

Case #ZC2022-018
Action Date: 1/17/2023

The Applicant has requested variances from the following sections:

1. **152.005(A)** where a lot size of 43,560 square feet (1 Acre) is required and the construction of a single family dwelling is proposed for a lot size of 24,000, and
2. **152.005(D)(1)** where a front yard setback of 50' is required, the proposed front yard setback is 15.33' and
3. Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

GAVIN & FELICE WALTER
4 Princeton Drive | Block: 199.01, Lot: 18

MDR/100A

Case #ZC2022-019
Action Date: 1/17/2023

The Applicant has requested variances from the following sections:

1. **150.13(A)(6)** where the minimum rear yard setback for accessory uses and structures shall be 15' and the proposed inground pool installation is 8' , and
2. **152.015(D)(3)** where the minimum side yard setback for accessory uses and structures of 15' is required and 8' is proposed, and
3. Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

COMMENTS FROM THE PUBLIC

COMMENTS FROM THE BOARD

NEXT MEETING DATE(s): January 12, 2022 Reorganization Meeting

ADJOURNMENT