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**ZONING BOARD OF ADJUSTMENT  
AGENDA FOR FEBRUARY 23, 2023  
7:00 P.M. REGULAR MEETING (6:45 P.M. CAUCUS)**

**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**

**OLD BUSINESS**

**JOSEPH MIESSAU & JACLYN BENNETT**                      100B Zone                      Case #ZC2022-023  
1 Nolen Circle, Block: 23.10, Lot:19

The Applicant has requested bulk "c" variance relief for proposed fencing to be in a secondary front yard on a corner lot, per the following sections.

- A. Section 150.14(B)(1)(a)2, where fences not exceeding 6' in height are permitted in the side and rear yards, and 6' high fencing is proposed to be installed in the secondary front yard;
  - B. Section 150.14(B)(2)(a), where no fencing shall be installed within a front yard setback, and 6' high fencing is proposed within that area;
  - C. Section 150.14(B)(3)(f), where evergreens with a minimum height of 3' must be planted no more than 6' apart on center in front of all fences 5' or higher facing a right-of-way, and the proposed landscaping does not conform with those requirements along the Callison Lane right-of-way;
- and

Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

**NEW BUSINESS**

**JOSH RAFFEL**                      100B Zone                      Case #ZC2022-021  
64 WHYTE DRIVE, Block: 213.03, Lot:92

The Applicant has requested bulk "c" variance relief for proposed fencing to be in a secondary front yard on a corner lot, per the following sections.

- A. Section 150.14(B)(1)(a)2, where fences not exceeding 6' in height are permitted in the side and rear yards, and 6' high fencing is proposed to be installed in the secondary front yard along Whyte Court;
- B. Section 150.14(B)(2)(a), where no fencing shall be installed within a front yard setback, and 6' high fencing is proposed within that area; and

Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

**KEVIN D'ANTONIO**                      MDR (RD2)                      Case #ZC2022-022  
11 LEXTON RUN, Block: 229.23, Lot: 5

The Applicant has requested bulk "c" variance relief for an existing nonconforming deck, per the following section.

A. Section 150.013(A)(1), where accessory uses and structures are only permitted in rear yards, and the existing unpermitted deck was installed within the side yard; and Seeking any and all other variances, waivers and/or other relief as may be deemed necessary by the Board and/or its professionals.

**JASON & NIKKI ELKINS**  
30 Simsbury Drive | Block: 304.12, Lot: 1

MDR/100A

Case #ZC2022-017  
Action Date: 3/31/2023

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.

#### **COMMENTS FROM THE PUBLIC**

#### **COMMENTS FROM THE BOARD**

**NEXT MEETING DATE(s):** March 9, 2023, March 23, 2023, April 13, 2023

#### **ADJOURNMENT**