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**ZONING BOARD OF ADJUSTMENT
AGENDA FOR MAY 11, 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.

OATH OF OFFICE

Michael V. Phillips, Alternate #2 – 2-year term expiring 2024.

ROLL CALL

RESOLUTIONS

- Resolution 23-22 ZC2023-005 – 2515 Evesham Road | Block 207 Lot 4.18
Safety In Groups
- Resolution 23-23 ZC2022-028 – 69 Matlack Drive | Block 200, Lot 2.448
Mark Gelernt & Jana Caras Gelernt
- Resolution 23-24 ZC2022-022 – 15 Lafayette Avenue | Block 288, Lot 3
Estate of James Spina
- Resolution 23-25 ZC2022-026 – 22 Battery Hill Drive | Block 220.02, Lot 10

MINUTES

March 23, 2023

OLD BUSINESS

NEW BUSINESS

**MORGAN LORILLIERE
17 NORTHGATE DRIVE | Block 230.01, Lot 40**

RR

**Case #ZC2023-002
Action Date: 7/1/2023**

The applicant is seeking a bulk variance to permit a covered front porch and an expanded garage as per the following sections.

- A. Section 152.005(D)(1), where the minimum front yard setback required for the property is 50' and the proposed covered front porch has a front setback of 30.5', and the proposed garage addition has a front setback of 50'; and

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

RUEL CRUZ & DEBORAH CHIUMENTO
28 SIMSBURY DRIVE | Block 304.02, Lot 78

MDR100A

Case #ZC2022-014
Action Date: 7/1/2023

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 154.014(B)(2)(c) of the ULDO to permit the construction of a 6-foot-high aluminum fence with a front-yard setback of 11 feet along that portion of Simsbury Drive that faces the side of the property where a front-yard setback of 35 feet is required; and

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

MICHAEL & KATHLEEN WOERNER
5 WOODGLEN LANE | Block 213.04, Lot 149

RR

Case #ZC2023-004
Action Date: 7/1/2023

The Applicant has requested bulk “c” variance relief for screened porch (in lieu of existing deck) in the rear yard, per the following sections.

- A. Section 152.005(D)(3), where the minimum side yard setback required for the property is 30’ and the proposed screened porch (in lieu of existing deck) has a side yard setback of 23.5’; and

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): May 25th, June 8th, June 22nd