

## ZONING BOARD OF APPEALS

January 22, 2015

### **TO MEMBERS:**

Robert F. Hannon, Chairman  
Caren M. Genovese, Vice Chairman  
Donald F. Clark, Secretary  
Joseph P. Villano  
Joel I. Rudikoff

William D. O'Hare Alternate  
Jacob M. Piekarski, Alternate  
Robert Lockery, Alternate

### **TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator  
Laura A. Magaraci, Zoning Enforcement Officer  
Sandra Lion, Clerk

## **AGENDA**

There will be a meeting of the Zoning Board of Appeals on Thursday, January 22, 2015 at the Mildred A. Wakeley Community & Recreation Center, 7 Linsley Street, in Room #2, at 7:30 PM to consider the following applications:

### **A2-SURVEY WAIVER:**

1. #A2W-14-04 Application of Julie Cheung, Applicant, Kin Cheung, Owner, relative to 250 Quinnipiac Avenue, (Map 17, Lot 6), seeking a waiver of the A-2 survey application requirement. IL-30 Zoning District.

### **PUBLIC HEARINGS:**

1. #14-24 Application of Mena Masry, Applicant, North Haven Realty LLC, Owner, relative to 490 Washington Avenue, (Map 90, Lot 21) appealing the Cease and Desist Order of the Zoning Enforcement Officer, dated October 14, 2014. CB-40 Zoning District.

2. #14-27 Application of BL Companies, Applicant, 162 State Street, LLC, Owner, relative to 160-164 State Street, (Map 51, Lot 14) per Section 8.8.7.2 (3), requesting an aggregate girth for a sign support pier variance of 10' to permit an aggregate girth of 16' where 6' is allowed. CB-40 Zoning District.
  
3. #14-28 Application of Ernest and Lisa Viola, Applicants and Owners, relative to 13 Brook Lane, (Map 23, Lot 36) per section 2.1.1.9, requesting a front yard variance of 5.1' to permit a front yard setback of 44.9' where 50' is required and requesting a 3' side yard variance to permit a side yard setback of 22' where 25' is required. R-40 Zoning District.

**DELIBERATION SESSION:** -#A2W-14-04, 250 Quinnipiac Avenue  
-#14-24, 490 Washington Avenue  
-#14-27, 160-164 State Street  
-#14-28, 13 Brook Lane

**OTHER:** None

**CORRESPONDENCE:** CT Federation of Planning & Zoning Agencies, Newsletter

**MINUTES:** December 18, 2014

**ADJOURN:**