

## ZONING BOARD OF APPEALS

### **MEMBERS:**

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### **TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator  
Laura Magaraci, Zoning Enforcement Officer  
Leslie Carney, Clerk

## AGENDA

There will be a meeting of the Zoning Board of Appeals Commission on Thursday, March 21, 2024, at the **Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, in Room #2 at 7:30 PM** to consider the following applications:

### **PUBLIC HEARINGS:**

1. #23-24 Application of Timothy J. Lee, Esq., Applicant, One West View Road, LLC, Owner, relative to 1 West View Road, (Map 57, Lot 29), per Section 2.1.1.9, requesting a side yard setback variance of 25' to permit a side yard setback of 0' where 25' is required. R-20 Zoning District.
2. #24-03 Application of Sami Jamal, Applicant, Triple R Developers, LLC, Owner, relative to 102 Middletown Avenue, (Map 6, Lot 19), per Section 4.4.2, requesting a front yard service station roof canopy setback variance of 5' to permit a service station roof canopy setback of 13' where 18' is required. CB-20 Zoning District.
3. #24-04 Application of Robert N. Papa, Applicant, 22 Middletown Avenue Associates, LLC, Owner, relative to 22 Middletown Avenue, (Map 3, Lot 57), per Section 8.10.3.1, requesting a variance of 338' for the required distance between a location for a liquor permit and a church, to permit 162' where 500' is required. IL-30 Zoning District.
4. #24-05 Application of Ferraro's Foodland of New Haven, Inc., Applicant, North Haven Holdings LP, Owner, relative to 100 Universal Drive North, (Map 16, Lot 2), per Section 5.1.2, requesting a front yard setback variance of 28' to permit a front yard setback of 47' where 75' is required and requesting a side yard setback variance of 5' to permit a side yard setback of 20' where 25' is required. IL-80 Zoning District.

5. #24-06 Application of Edward St. George, Applicant & Owner, relative to 100 Rimmon Road, (Map 63, Lot 36), per Section 2.1.1.9, requesting a side yard setback variance of 16' to permit a side yard setback of 9' where 25' is required. R-40 Zoning District.

**DELIBERATION SESSION:** - #23-24, 1 West View Road  
- #24-03, 102 Middletown Avenue  
- #23-04, 22 Middletown Avenue  
- #23-05, 100 Universal Drive  
- 24-06, 100 Rimmon Road

**OTHER:** None

**ENFORCEMENT ACTIONS:** Updates

**CORRESPONDENCE:** None

**MINUTES:** 15 February 2024

**ADJOURN:**