

ZONING BOARD OF APPEALS

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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, February 15, 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. #23-14 Application of Leonard A. Fasano, Applicant, Paul Cicarella, Owner, relative to 104 Kings Highway, (Map 83, Lot 31), appealing the decision of the Zoning Enforcement Officer, dated August 3, 2023. R-40 Zoning District.
2. #23-23 Continuation of the Application of Cole Biagetti and Cailin Vizzo, Applicants & Owners, relative to 1 Del Avenue, (Map 74, Lot 143), per Section 8.6.2.1, requesting a fence height variance of 3' to permit a 6' high fence where 3' is permitted. R-20 Zoning District.
3. #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.
4. #24-01 Application of Paul Cicarella, Jr., Applicant & Owner, relative to 104 Kings Highway, (Map 83, Lot 31), per Section 2.1.1.9, requesting a side yard setback variance of 12.47' to permit a side yard setback of 12.53' where 25' is required. R-40 Zoning District.
5. #24-02 Application of McDermott Road, LLC, Applicant & Owner, relative to 100 Quinpiac Avenue, (Map 6, Lot 33), per Section 5.1.2, requesting a front yard setback variance of 8.1' to permit a front yard setback of 66.9' where 75' is required. IL-30 Zoning District.

6. #24-03 Application of Sami Jamal, Applicant, Triple R Developers, LLC, Owner, relative 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.

DELIBERATION SESSION: - #23-14, 104 Kings Highway
- #23-23, 1 Del Avenue
- #23-24, 1 West View Road
- #24-01, 104 Kings Highway
- #24-02, 100 Quinnipiac Avenue
- #24-03, 102 Middletown Avenue

OTHER: None

ENFORCEMENT ACTIONS: Updates

CORRESPONDENCE: None

MINUTES: 18 January 2024

ADJOURN: