Zoning Board of Adjustment

September 21, 2016

Work Session @ 7:30 pm
&
Meeting @ 8:00 pm

Agenda

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A.)	Opening Remarks;	
B.)	Pledge of Allegiance;	
C.)	Attendance;	
D.)	Correspondence:	August 18, 2016 - September 21, 2016;
E.)	Approval of Minutes:	August 17, 2016 Meeting;
F.)	Subcommittee Assignments:	September 28, 2016 Work Session- **CANCELLED*;
G.)	Open to the Public;	
H.)	Caseload:	Item #'s 1 - 5 (see below);
I.)	Memorialization of Resolution(s):	*Case #Z-2016-04 (27 Brook Street/Strouth & Mahmarian-Strouth)*; *Case #Z-2016-05 (20 Ryerson Place/Vinson)*; *Case #Z-2016-06 (40 Chestnut Avenue/Khorozian)*;
J.)	Closed Session:	Pending Litigation (Unspecified Cases);
K.)	Miscellaneous:	Subcommittee Assignments- 2015 Annual Report;

L.) Adjournment of Meeting;

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Item #1	***Submissions***: 8/16/16; 9/8/16 ***Taxes***: 3rd Quarter (2016) ***Consecutive Postponements***: 0	***Newspaper***: n/a ***200' List***: n/a

Case #Z-2016-08
Hartford Boulevard
(Block 1810/Lot 7)

Applicant(s): Mauro Squicciarini
Representation: Raphael Jacobs, Esq.

The applicant is seeking Bulk Variances and Direction to permit the construction of a new 1-family house at the subject property which is not related to an improved street; the application was received August 16, 2016 and scheduled for the ***September 21, 2016 (Special) Work Session***.

Item #2	***Submissions***: 8/5/16; 8/16/16; 9/9/16 ***Taxes***: 3rd Quarter (2016) ***Consecutive Postponements***: 0	***Newspaper***: 9/9/16 ***200' List***: 9/9/16

Case #Z-2016-07
81 Ruckman Road
(Block 1501/Lot 4.01)

Applicant(s): CrossFit Steam 2, LLC
Representation: David Watkins, Esq.

The applicant is seeking a Use Variance and Site Plan Approval for the tenancy by a fitness center/health club at the subject property; the application was received August 5, 2016 and scheduled for the August 17, 2016 (Special) Work Session, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the ***September 21, 2016 Meeting***.

Item #3	***Submissions***: 7/8/16; 7/12/16 ***Taxes***: 2nd Quarter (2016) ***Consecutive Postponements***: 0	***Newspaper***: 8/4/16 ***200' List***: 8/5/16

Case #Z-2016-04
27 Brook Street
(Block 1002/Lot 10)

Applicant(s): Sean Strouth & Lisa Mahmarian-Strouth
Representation: Selves

The applicants are appealing the determination of the Zoning Officer as to whether the construction of (2) dormers at the subject property would violate prior variance relief granted by the Board (see Case #Z-2002-38); in the alternative, they would seek Amendment Approval; the application was received July 8, 2016 and scheduled for the July 20, 2016 (Special) Work Session, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the August 17, 2016 Meeting; the application was approved by the Board; ***awaiting prepared Resolution by Board Attorney to memorialize***.

Item #4

Submissions: 7/8/16
Taxes: 2nd Quarter (2016)
Consecutive Postponements: 0

Newspaper: 8/4/16
200' List: 7/29/16

Case #Z-2016-05
20 Ryerson Place
(Block 1006/Lot 3)

Applicant(s): Jacob Vinson
Representation: Self

The applicant is seeking a Bulk Variance for a patio (on-grade) expansion at the subject property; the application was received July 8, 2016 and scheduled for the July 20, 2016 (Special) Work Session, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the August 17, 2016 Meeting; the application was approved by the Board; ***awaiting prepared Resolution by Board Attorney to memorialize***.

Item #5

Submissions: 7/8/16; 8/1/16; 9/14/16
Taxes: 2nd Quarter (2016)
Consecutive Postponements: 0

Newspaper: 8/5/16
200' List: 8/4/16

Case #Z-2016-06
40 Chestnut Avenue
(Block 1708/Lot 8)

Applicant(s): Kyle Khorozian
Representation: Thomas Izzard, Esq.

The applicant is seeking Bulk Variances for the construction of an addition, balcony, roof overhang, front steps/landing and driveway at the subject property; the application was received July 8, 2016 and scheduled for the July 20, 2016 (Special) Work Session, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the August 17, 2016 Meeting; the application was approved by the Board; ***awaiting prepared Resolution by Board Attorney to memorialize***.