

Judy Pehota, John Voli, Martin Reardon, Linda Reil, Sara Vecchitto

BOARD MEMBERS PRESENT

Chw. Annabel Resnisky, Evelyn Russo

BOARD MEMBERS ABSENT

William Warner, Director, Brian Robinson, Zoning Enforcement Officer

STAFF

On motion and second by Board Members Sara Vecchitto and Martin Reardon the Board approved the minutes of the December 2, 2004 meeting. Vote was unanimous.

ITEM 2.1
APPROVED THE
MINUTES OF THE
12/2/04 MEETING

Christopher Kiszka explained the proposal. On motion and second by Board Members John Voli and Sara Vecchitto the Board closed the public hearing. Vote was unanimous. A motion to grant a variance to Section 21.02 with regard to the rear yard setbacks for a proposed shed to be located at 56 Coles Road was made by Board Member John Voli and seconded by Sara Vecchitto. Board Member John Voli expressed support for the variance based on the topographic hardship. The motion passed unanimously. Applicant/agent Christopher Kiszka ZBA2004-22

ITEM 3.1
GRANTED A
VARIANCE
TO SECTION 21.02
WITH REGARD TO
THE REAR YARD
SETBACKS FOR A
PROPOSED SHED
TO BE LOCATED AT
56 COLES ROAD

Marilyn and C. Burton Brock explained the proposal and indicated that the lot has existed as a separate lot on the City's Tax Assessors Maps even though the deed describes it as one. William Warner explained that the lots were both conforming prior to the zoning amendment in 1988. The applicants read a letter of support from a neighbor. On motion and second by Board Members John Voli and Martin Reardon the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members John Voli and Martin Reardon the Board granted a variance to Section 21.02 with regard to the lot size requirements for a lot in the R-30 zone with less than 150 feet of frontage at 212 Prout Hill Road. Vote was unanimous. Applicant/agent C. Burton and Marilyn Brock ZBA2004-26

ITEM 3.2
GRANTED A
VARIANCE TO SEC-
TION 21.02 WITH
REGARD TO THE
LOT SIZE REQUIRE-
MENTS FOR A LOT
IN THE R-30 ZONE
WITH LESS THAN 150
FEET OF FRONTAGE
AT 212 PROUT HILL
ROAD

Joseph Klimas, Jr. presented the application and indicated that the proposed sign will be twenty-four (24) feet tall. William Warner explained that twenty-five (25) feet was allowed prior to a zoning text amendment that was adopted and indicated that other dealerships on the street have twenty-five (25) foot high signs. On motion and second by Board Members Martin Reardon and John Voli the Board closed the public hearing. Vote was unanimous. On

ITEM 3.3
GRANTED A
VARIANCE TO SEC-
TION 48 WITH RE-
GARD TO THE
HEIGHT REQUIRE-
MENTS FOR PRO-
POSED SIGNS IN

motion and second by Board Members Martin Reardon and Linda Reil the Board granted a variance to Section 48 with regard to the height requirements for proposed signs in the NPZ zone at the Middletown Toyota Dealership located at 634 Newfield Street. Vote was unanimous. Applicant/agent Middletown Toyota ZBA2005-1

THE NPZ ZONE AT
THE MIDDLETOWN
TOYOTA DEALERSHIP
LOCATED AT 634
NEWFIELD STREET

There was no Old Business.

ITEM 4
OLD BUSINESS

There was no New Business.

ITEM 5
NEW BUSINESS

On motion and second by Board Members Martin Reardon and John Voli the Board adjourned at 6:00 p.m. Vote was unanimous.

ITEM 6
ADJOURNMENT

Respectfully submitted,

William Warner
Director