

ZONING BOARD OF APPEALS REGULAR MEETING DECEMBER 7, 2006, 5:30 P.M.
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Chw. Annabel Resnisky, Judith Pehota, Martin Reardon,
Linda Reil, Robert Stefurak, Joseph DeFrancesco

BOARD MEMBERS
PRESENT

Evelyn Russo

BOARD MEMBERS
ABSENT

Bruce Driska, Zoning Enforcement Officer

STAFF

On motion and second by Board Members Martin Reardon and Linda Reil the Board approved the minutes of the October 5 2006 regular meeting. Vote was unanimous.

ITEM 2.1
APPROVED THE
MINUTES OF THE
10/5/06 REGULAR
MEETING

On motion and second by Board Members Martin Reardon and Robert Stefurak the Board accepted withdrawal of an appeal of a finding by the official charged with the enforcement of zoning regarding a canopy at 569 Main Street and the expansion of a non-conforming use. Vote was unanimous. Applicant/agent Adib Chouiki ZBA2006-16

ITEM 3.1
ACCEPTED WITH-
DRAWAL OF AN
APPEAL OF A
FINDING BY THE
OFFICIAL CHARGED
WITH THE EN-
FORCEMENT OF
ZONING REGARD-
ING A CANOPY AT
569 MAIN STREET
AND THE EXPAN-
SION OF A NON-
CONFORMING USE

Paul Stanley explained the proposal. On motion and second by Board Members Martin Reardon and Robert Stefurak the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Judy Pehota and Martin Reardon the Board placed a proposed variance to Section 21.02 with regard to the side yard setbacks for a proposed garage to be located in the R-15 zone at 18 Peachtree Lane on the 1/4/07 agenda under Old Business. Vote was unanimous. Applicant/agent Paul Stanley ZBA2006-17

ITEM 3.2
CLOSED THE P.H.
FOR A PROPOSED
VARIANCE TO
SECTION 21.02
WITH REGARD TO
THE SIDE YARD
SETBACKS FOR A
PROPOSED GARAGE
TO BE LOCATED
IN THE R-15 ZONE
AT 18 PEACHTREE
LANE AND PLACED
THE ITEM UNDER
OLD BUSINESS AT
THE 1/4/07 MEETING

Atty. Michael Dowley explained the proposal and submitted three (3) documents into the record. From the public, Bob

ITEM 3.3
DENIED A PRO-

Drouin asked to see the three (3) lots that were to be considered. Lina Kronenberger commented. Maureen Maley commented. Pat Cickowski commented. On motion and second by Board Members Judy Pehota and Martin Reardon the Board closed the public hearing. Vote was unanimous. Discussion ensued. On motion and second by Board Members Martin Reardon and Judy Pehota the Board denied a proposed variance to Section 21.02 with regard to the frontage requirements for three (3) proposed lots in the RPZ zone on the west side of Farm Hill Road across from the intersection with Shelley Road. Vote was unanimous. Applicant/agent Gullitti Builders, Inc./Michael F. Dowley & Associates ZBA2006-18

POSED VARIANCE
TO SECTION 21.02
WITH REGARD TO
THE FRONTAGE
REQUIREMENTS
FOR THREE (3)
PROPOSED LOTS
IN THE RPZ ZONE
ON THE WEST SIDE
OF FARM HILL
ROAD ACROSS
FROM THE INTER-
SECTION WITH
SHELLEY ROAD

There was no Old Business.

ITEM 4
OLD BUSINESS

Sergio Caracoglia, 113 Hunting Hill Avenue, spoke about the events surrounding the construction of a larger than approved building at 22 Birdsey Avenue. Chw. Annabel Resnisky stated on behalf of the board that the Zoning Board of Appeals does not accept the difference in what was constructed at 22 Birdsey Avenue and requested the City Attorney's Office to review this matter and make recommendations. The Board Members unanimously concurred.

ITEM 5.1
NEW BUSINESS

Board Member Robert Stefurak nominated Board Member Martin Reardon as 2nd Vice-Chair. Board Member Judy Pehota seconded. Vote was unanimous.

ITEM 5.2
APPOINTMENT
OF 2nd VICE CHAIR

On motion and second by Board Members Judy Pehota and Martin Reardon the Board adjourned the meeting at 7:15 p.m. Vote was unanimous.

ITEM 6
ADJOURNMENT

Respectfully submitted,

Bruce E. Driska, CZEO
Zoning Enforcement Officer