

AGENDA
ZONING BOARD OF APPEALS
Thursday, November 14, 2019
7:00 P.M.

A. Call to Order

B. Approval of Minutes for [October 10, 2019](#)

C. Old / Unfinished Business

1. **Case No. 19-09-33** – public hearing on the appeal of Mike Daubenmire, Fortune Wireless, petitioner, & AT&T, owner, for the following variances:
 - (a) waive the minimum required 250 ft. setback from a public right-of-way
 - (b) waive the minimum required 250 ft. setback from a residential zone district to permit construction of a 250 ft. wireless communication support structure within an off-street parking lot at 421 S. Williams St. (25-22-109-004).

D. New Business

1. **Case No. 19-11-40** – public hearing on the appeal of Dennis Cowan, petitioner, & Ron Peludat, owner, for the following variances:
 - (a) waive 4 ft. of the minimum required 4 ft. west side yard setback
 - (b) waive 167 sq. ft. of the maximum allowable total lot coverage of 1,800 sq. ft. to permit construction of a single-family dwelling with a detached garage on the vacant lot at **Parcel No. 25-21-409-031**.
2. **Case No. 19-11-41** – public hearing on the appeal of Louis Domin, petitioner & owner, for the following variance:
 - (a) waive 3 ft. of the minimum required 20 ft. dwelling unit width to permit construction of a single-family dwelling with an attached garage at **112 N. Alexander Ave.** (25-15-457-039).
3. **Case No. 19-11-42** – public hearing on the appeal of David Albright, petitioner & owner, for the following variances:
 - (a) alter / expand a nonconforming structure
 - (b) waive 0.4 ft. of the minimum required 3 ft. side yard setback for an accessory structure
 - (c) waive 0.2 ft. of the maximum allowable 13 ft. accessory structure height to permit construction of an addition to an accessory structure at **4213 Olivia Ave.** (25-06-258-019).
4. **Case No. 19-11-43** – public hearing on the appeal of OUTFRONT Media, petitioner, & Connecticut Storage Fund, owner, for the following variances:
 - (a) waive 66.25 ft. of the minimum required 75 ft. setback from a public right-of-way
 - (b) waive 78 sq. ft. of the maximum permitted surface display area of 300 sq. ft. to permit erection of a billboard on a property zoned General Industrial at **5060 Coolidge Hwy.** (20-32-301-032).
5. **Case No. 19-11-44** – public hearing on the appeal of Chester Stempien, petitioner, & Upen Saparia, owner, for the following variances:
 - (a) waive 2 of the minimum required 7 off-street parking spaces
 - (b) waive 7 ft. 4 in. of the minimum required 20 ft. maneuvering aisle width to permit construction of a second-story addition to a commercial building to house one residential dwelling unit at **915 S. Washington Ave.** (25-21-428-005).

6. **Case No. 19-11-45** – public hearing on the appeal of Brian and Sarah Schmansky, petitioner & owner, for the following variances:
 - (a) alter / expand a nonconforming structure
 - (b) waive 1.5 ft. of the minimum required 5 ft. south side yard setback
 - (c) waive 3.2 ft. of the minimum required 44.8 ft. front yard setback
 - (d) waive 4.4 ft. of the minimum required front yard setback measured to an unenclosed front porch and stepsto permit construction of an addition to an existing, nonconforming single-family dwelling at **2039 N. Vermont Ave.** (25-10-476-001).

E. Other Business

F. Public Comment

