

AGENDA
ZONING BOARD OF APPEALS
JUNE 14, 2017 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 1

I. ROLL CALL

II. PUBLIC HEARING

1. ZBA#17-04 - 33 Kings Highway-Olio Restaurant; Henry M. Garza Trustee c/o Joann L. Cearley, Owner; Carol Kanabis & Greg Powelzyk, Applicant; for variances of Section 5.2 to allow a roof to a deck 1 foot from the side (southwest) property line where there is a 30 foot setback and 6 feet from the front (southeast) property line where there is a 50 foot setback; to allow a roof to a patio 6 feet from the side (southwest) property line where there is a 30 foot setback; to allow a 14'x 24' addition 0 feet from the front (southeast) property line where there is a 50 foot setback; and of Section 8.6-4A to enlarge an existing non-conforming building. The variances are requested to add a roof to a deck, a roof to a patio, and a take-out station. PIN# 168915733765, CB-15 Zone*
2. ZBA#17-07 - 1352 North Road - Luxury Cat Condo; David Arnold, Owner; Renee Ceil, Applicant; for variances of Section 7.1-14B to allow an existing building that is 45 feet from the south side property line to be used as a commercial kennel where 100 feet is required; and Section 7.3-6B to allow a sign 0 feet from the front property line where 10 feet is required. PIN# 179016737633, RU-40 Zone - Continued*

III. MEETING FOLLOWING PUBLIC HEARING

1. ZBA#17-04 - OLIO, 33 Kings Highway, Henry M. Garza Trustee c/o Joann L. Cearley, Owner; Carol Kanabis and Greg Powelzyk, Applicants*
2. ZBA#17-07 - Luxury Cat Condo, 1352 North Road; David Arnold, Owner, Renee Ceil, Applicant*

IV. CORRESPONDENCE

V. APPROVAL OF MINUTES

1. May 24, 2017

VI. OLD BUSINESS

VII. NEW BUSINESS

1. New applications

VIII. REPORT OF STAFF

IX. ADJOURNMENT

* Enclosed

Next meeting: June 28, 2017

MINUTES
TOWN OF GROTON
ZONING BOARD OF APPEALS
MAY 24, 2017 - 7:00 P.M.
TOWN HALL ANNEX - 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 1

Chairman Stebbins called the meeting to order at 7:00 p.m.

I. ROLL CALL

Regular members present: Stebbins, Manning, Russotto
Absent: Kravits, Mencer
Staff present: Zonarini, Gilot

Public hearing procedures were reviewed. Chairman Stebbins explained that since there was no quorum, the public hearings would be opened and continued to the June 14, 2017 meeting.

II. PUBLIC HEARINGS

1. ZBA#17-04 - 33 Kings Highway-Olio Restaurant; Henry M. Garza Trustee c/o Joann L. Cearley, Owner; Carol Kanabis & Greg Powelzyk, Applicant; for variances of Section 5.2 to allow a roof to a deck 1 foot from the side (southwest) property line where there is a 30 foot setback and 6 feet from the front (southeast) property line where there is a 50 foot setback; to allow a roof to a patio 6 feet from the side (southwest) property line where there is a 30 foot setback; to allow a 14'x 24' addition 0 feet from the front (southeast) property line where there is a 50 foot setback; and of Section 8.6-4A to enlarge an existing non-conforming building. The variances are requested to add a roof to a deck, a roof to a patio, and a take-out station. PIN# 168915733765, CB-15 Zone

The public hearing was opened and continued to June 14, 2017.

2. ZBA#17-07 - 1352 North Road - Luxury Cat Condo; David Arnold, Owner; Renee Ceil, Applicant; for variances of Section 7.1-14B to allow an existing building that is 45 feet from the south side property line to be used as a commercial kennel where 100 feet is required; and Section 7.3-6B to allow a sign 0 feet from the front property line where 10 feet is required. PIN# 179016737633, RU-40 Zone

Secretary Manning stated that the mailings were reviewed in order. The public hearing notice was read.

Motion to continue the public hearing to June 14, 2017 was made by Russotto, seconded by Manning. Motion passed unanimously.

III. MEETING FOLLOWING PUBLIC HEARING

1. ZBA#17-04 - OLIO, 33 Kings Highway, Henry M. Garza Trustee c/o Joann L. Cearley, Owner; Carol Kanabis and Greg Powelzyk, Applicants

The public hearing was postponed until June 14, 2017.

2. ZBA#17-07 – Luxury Cat Condo, 1352 North Road; David Arnold, Owner, Renee Ceil, Applicant

The public hearing was postponed until June 14, 2017.

IV. CORRESPONDENCE – None

V. APPROVAL OF MINUTES

1. April 26, 2017

MOTION: To adopt the minutes of April 26, 2017, as written.

Motion made by Russotto, seconded by Manning, so voted unanimously

VI. OLD BUSINESS - None

VII. NEW BUSINESS - None

VIII. REPORT OF STAFF

Staff said the hearing for the Potter appeal is scheduled for June 28, 2017.

IX. ADJOURNMENT

Motion to adjourn at 7:06 pm made by Manning, seconded by Russotto, so voted unanimously.

Thomas Manning, Secretary
Zoning Board of Appeals

Prepared by Debra L. Gilot
Office Assistant II

NOT APPROVED