

**AMENDED AGENDA OF THE ZONING BOARD OF APPEALS  
TO BE HELD TUESDAY, 13 APRIL 2021, AT 7:00 P.M.**

Virtual/Telephonic Meeting Dial In number: 1 929 205 6099 US  
Meeting ID: 246 366 9932; If prompted for a Password: 470336 or  
Computer Access: <https://zoom.us/j/2463669932>  
**To pre-register to speak at this public hearing click >>[HERE](#)<<**

**A. PLEDGE OF ALLEGIANCE/ROLL CALL**

**B. CONSIDERATION OF AGENDA ITEMS**

1. **45 Lawrence Avenue** MBP 28/580/3; R-5; John Robertson, agent, for Tracy Schultz, owner; Vary section 6.3.2 to expand non-conforming structure; section 3.1.4.1 side-yard setback to 1.3' and 1.8' on southerly side where 5' required; side yard setback to 9.8' where 10' required on northerly side to construct a 2-story addition which adds 14' to house's footprint toward First Avenue and adds 7.8' to the house's footprint toward Lawrence Avenue.  
[45 lawrence av zba 04.13.2021 0.pdf](#)
2. **775 Oronoque Road** MBP 84/935/4; HDD; Dan Fitzsimmons, agent, for Southern CT Gas Company, owner; Vary Section 4.1.7.4 to replace existing 8' perimeter fence with 15' security fence.  
[775 oronoque zba 03.09.2021.pdf](#)
3. **33 West Orland Street** MBP 38/561/28; R-5; Thomas Lynch, Esq., for David Culhane, owner; Vary 3.1.4.1 rear-yard setback to 0.4' where 5' required, side-yard to 1.8' where 4' required to construct 2<sup>nd</sup> story loft addition; vary 4.1.5, patio to 1.8' where 4' permitted.  
[33 west orland st 04.13.2021.pdf](#)
4. **93 Boston Post Road** MBP 43/334/2; CDD-1; Thomas Lynch, Esq., for PRC Properties, LLC, owner; Vary 5.14.4.1 front landscape area depth to 6' provided from 20' required to allow construction of mixed-use office/residential building in CDD-1 zone.  
[93 boston post road 4.13.21.pdf](#)
5. **26 Hauser Street** MBP 12/124/8; R-7.5; James McElroy, owner; Vary Section 3.4.1.4 front-yard setback to 14.9' where 25' req., easterly side-yard setback to 9.7' where 10' req., and to 3.8' where 10' req.' 4.1.4 front-yard deck to 9.9' where 16' permitted, front stairs to 11.9 where 16' permitted; easterly stairs to 5.8' where 8' permitted; 6.3.2 expand nonconforming structure into easterly side yard and create nonconforming front-yard setback to construct addition to a single-family home.  
[26 hauser st 041321.pdf](#)
6. **1 Seabreeze Avenue** MBP 59/734/1; CDD-1; Peter Massey., for PMDK Group LLC, applicant; Vary 5.5.4.1 to allow a restaurant serving alcohol to operate less than 1500 feet from another restaurant serving alcohol, in a BD zone.  
[1 seabreeze avenue.pdf](#)

**C. NEW BUSINESS**

**D. OLD BUSINESS**

**E. STAFF UPDATE**

**F. ACCEPTANCE OF MINUTES FROM 9 FEBRUARY 2021 HEARING**

**G. ACCEPTANCE OF APPLICATIONS FOR 11 MAY 2021 HEARING**