

## AGENDA OF THE ZONING BOARD OF APPEALS

TO BE HELD TUESDAY, 13 JUNE 2023, AT CITY HALL AUDITORIUM, 110 RIVER STREET, 7:00 P.M.

Non-participants may view the meeting live (via YouTube): <https://www.youtube.com/c/MGATCity>

**TO VIEW ONLINE PLANS AND OTHER DOCUMENTS FOR THE ITEMS LISTED BELOW, CLICK [HERE](#)**

### A. PLEDGE OF ALLEGIANCE/ROLL CALL

### B. CONSIDERATION OF AGENDA ITEMS

1. **125 Ridgewood Drive**, MPB 49/614/3; R-10; Kevin Curseaden, Esq., for IA Construction, LLC; Vary Sec. 3.1.4.1–southerly side-yard setback to 5' where 10' required to construct a new attached garage to existing house.
2. **12 Francis Street**, MBP 6/84/2; R-7.5; Kevin Curseaden, Esq., for Antoinette Voll and Joseph Voll, appellants; Appeal the decision of the Zoning Enforcement Officer in accordance with the provisions of section 9.2.1 regarding April 20, 2023, Notice of Violation and related decision that there is a violation of Sections 5.7.2, 5.7.6.6, 5.8.6.6, 5.8.6.7 of the MZR.  
**POSTPONED TO JULY**
3. **25 Eighth Avenue**, MBP 9/102/9; R-7.5; Robert Maslan, Esq., for S. Swan, Laurel Beach Assoc. and E.T. Krolikowski III, appellants; Appeal the decision of the Zoning Enforcement Officer in accordance with the provisions of section 9.2.1 regarding Certificate of Zoning Compliance for Use of Land or Building, Certifying each of the existing developer lots, Lot #'s 23, 24, 25 and 26 as shown on Maps R-33 and F-580 are legally nonconforming lots of record.
4. **20 Hanover Street**, MBP 22/458/7; R-5; Hlias Kourtikas, owner; Vary Section 3.1.4.1 west side-yard setback to 5' where 10' required; 4.1.4 west-side deck projection to 5.34' where 8' required, all to construct single-family residence.
5. **22 Hanover Street**, MBP 22/458/7; R-5; Hlias Kourtikas, owner; Vary Section 3.1.4.1 west side-yard setback to 5' where 10' required; 4.1.4 west-side deck projection to 5.25' where 8' required, all to construct single-family residence.
6. **14 Loomis Street**, MBP 19/203/13; (R-10), Thomas Lynch, Esq., for 14 Loomis, LLC, owner; Vary Section 5.1.9 to allow parking area to serve Doyle Funeral Home, located at 3 Loomis Street in a residential zone.
7. **128 Beach Avenue**, MBP 60/743/11; R-7.5; Thomas Lynch, Esq., for Mervyn Klein, owner; Vary Section 4.1.1.1 proposed pool front-yard setback from Blackall Road to 12.5' where 20' required, and proposed pool equipment storage front-yard setback to 7.0' where 20' as part of new residence construction.
8. **21 Tremont Street**, MBP 27/451/10; R-5; Thomas Lynch, Esq., for Beth Vogler, owner; Vary Section 3.1.4.1 side-yard setback to 8.8' where 10' required, rear-yard setback to 16.3' where 20' required to construct addition; vary 4.1.4 side projection to 1.78' where 8' required for proposed deck, and rear-yard projection to 11.5' where 16' required for proposed generator platform.
9. **1201 Boston Post Road**, MBP 89/812/40A A; SCD; Daniel Sloan, agent, for CT Post Limited Partnership c/o Centennial Real Estate Management, owner; Vary Section 5.18.(1) event duration of 14 days to extend duration of operation from 6/1/23 to 9/4/23 (96 days).
10. **66 Erna Avenue**, MBP 43/304/17; CDD-1; Raymond Paier, agent, for Colon Industries, LLC, owner; Vary Section 4.1.7.4 to allow an 8' fence in the CDD-1 zone.

### C. NEW BUSINESS

### D. OLD BUSINESS

### E. STAFF UPDATE

### F. ACCEPTANCE OF MINUTES FROM 9 MAY 2023 HEARING

### G. ACCEPTANCE OF APPLICATIONS FOR 11 JULY 2023 HEARING