

AGENDA OF THE ZONING BOARD OF APPEALS
TO BE HELD Tuesday, August 11, 2020, 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) **40 Lawrence Avenue**, MBP 28/578/20, R-5, Kevin Curseaden, Esq., for Kevin Tilton, owner; Appeal the Decision of the Zoning Enforcement Office, Sec 9.2.1 regarding Notice of Violation dated June 12, 2020, re: concrete in front yard, and determination of violation of Sec. 4.1.5 of the MZR.

[Link to 40 Lawrence Ave ZBA Appeal of Decision documents](#)

- 2) **52 Canterbury Lane** MBP 37/520/52, R-10, Nick Vicino and Delaney Smith, owners; Vary 4.1.4 setback of 16' where 21' permitted to construct covered front porch.

[Link to 52 Canterbury Lane ZBA Variance documents](#)

- 3) **766 East Broadway** MBP 22/456/3, R-5, Thaddeus Stewart, agent, for Ceasar Irby, owner; Vary sec. 3.1.4.1 side-yard setback to 5.1' where 10' required; front-yard setback to 4.9 where 10' required; 6.3.2 expansion of nonconforming structure; all to relocate and expand nonconforming single family home.

[Link to 766 East Broadway ZBA Variance documents](#)

- 4) **41 James Street** MBP 27/520/52, R-5, John and Kathleen Mortimer, owners; Vary 4.1.4 setback of 1' where 4' permitted to construct outdoor stairway.

[Link to 41 James Street ZBA Variance documents](#)

- 5) **781 East Broadway** MBP 22/474/35, R-5, James McElroy, architect, for Grace Willison, owner; Vary sec. 3.1.4.1 side-yard setback to 1.8' where 10' required; 4.1.4 eave projection to 0.8' where 8' permitted, stair projection to 1.8' where 8' permitted, rear deck projection to 2.1' where 8' permitted; 6.3.2 expansion of nonconforming structure; all to construct a single family home.

[Link to 781 East Broadway ZBA Variance documents](#)

C. NEW BUSINESS
D. OLD BUSINESS
E. STAFF UPDATE
F. ACCEPTANCE OF MINUTES FROM 14 JULY 2020 HEARING
G. ACCEPTANCE OF APPLICATIONS FOR SEPTEMBER 2020 HEARING

ANY OTHER BUSINESS NOT ON THE AGENDA TO BE CONSIDERED UPON TWO-THIRD'S VOTE OF THOSE PRESENT AND VOTING. ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, 203-783-3230, PRIOR TO THE MEETING IF POSSIBLE.