

AGENDA OF THE ZONING BOARD OF APPEALS

TO BE HELD TUESDAY, 12 MARCH 2024, 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

59 Hillside Avenue MBP 49/724/2; R-5; Nick Aquilina, owner; Vary sec. 4.1.7.3 for fence abutting Long Island Sound; survey by Codespoti & Associates, 01/25/22. **POSTPONED**

528 Wheelers Farm Road MBP 104/915/13 & 13A; Kevin Curseaden, attorney for The Village Foundation, Inc, owner; vary section 3.6.4.2 front-yard setback to 30.4' where 200' required and side-yard setback to 104.7' for pump house and generator; site plan by Indigo Land Design, LLC, 12/14/23.

9 Little Pond Road MBP 39/618/5 A; R-10; Sachin Anand, owner; Vary Section 4.1.4 side-yard projection to 5' where 8' permitted to attach construct a portico; survey by P. Stowell, 2/16/22, rev. 9/13/22.

238 Grinnell Street MBP 52/937/31 A; R-10; William Doyle, agent, for Brian & Lauren Bogert, owners; Vary Section 3.1.4.1 side-yard setback to 6.06' where 10' required to attach garage to primary dwelling; survey by P. Stowell, 1/25/24.

33 West Orland Street MBP 38/561/28; R-5; Thomas Lynch, attorney, for David Culhane, owner; Vary sec. 3.1.4.1 west side-yard setback to 1.43' where 4' required, east side-yard setback to 2.06' where 4' required, rear setback to 0.4' where 5' required, lot coverage to 73.3% where 65% required, building coverage to 48.2% where 45% required, all to construct new detached garage; survey by CCG Civil Group, LLC, 11/3/23. **POSTPONED**

188 Point Beach Drive MBP 30/644/3; R-7.5 & 12.5; Thomas Lynch, attorney, for Robin and Jenna Ranaudo, owners; Vary Section 4.1.4. front-yard projection to 6.5' where 16' permitted for deck; section 3.1.4.1 side-yard setback to 3' where 5' required to build addition; survey by Codespoti Associates, rev 12/19/23.

74 Hawley Avenue MBP 71/764/2; R-5; Andrew Yannes, agent, for John Borer, owner; Vary Section 3.1.4.1 Building Area Coverage to 47.3% where 45% permitted to construct a garage with an attached, enclosed breezeway; survey by Codespoti Associates, rev 2/1/24.

12 Wayne Road, cor. Wendy 103/702/1; R-12.5; Warner Rodriguez, owner; Vary Section 4.1.1.1 to locate accessory structure in required front yard, survey by CT Land Surveying, LLC, rev. 1/4/23. **POSTPONED**

12 Overton Avenue 35/440/17; R-5; Sandra Cohen, owner; Vary Section 4.1.4 to 4.3' where 8' permitted to build 2nd-floor deck, survey by P. Stowell, rev. 2/15/24.

C. NEW BUSINESS

D. OLD BUSINESS

E. STAFF UPDATE

F. ACCEPTANCE OF MINUTES FROM 9 JANUARY 2024 HEARING

G. ACCEPTANCE OF APPLICATIONS FOR 9 APRIL 2024 HEARING