

## **AGENDA OF THE ZONING BOARD OF APPEALS**

**TO BE HELD TUESDAY, 9 APRIL 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.

**33 West Orland Street** MBP 38/561/28; R-5; Thomas Lynch, attorney, for David Culhane, owner; Vary sec. 3.1.4.1 side yard (east) from 4' req. to 1.43' provided; rear yard from 5' req. to 0.4' provided; lot coverage from 65% max. to 70.8% proposed; building coverage from 45% max. to 48.2% proposed to construct new detached garage; survey by CCG Civil Group, LLC, 3/14/24.

**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.

**256 Cherry Street**, MBP 66/825/60A; CDD-1; Team Bethany Vets, LLC, owner; Vary Sec 5.1.4. figure 4, subsection 18, which requires 1 parking space for every 250 sf of building; for 24 parking spaces where 25 required; survey by D. A. Deilus, 6/27/95.

**5 Beach Avenue**, MBP 82/784/6; R-12.5; Real Estate Acquisition Portfolio, LLC, owner; Vary sec. 4.1.7.3 for fence abutting Long Island Sound; survey by Flanagan Surveying and Mapping, 03/11/24.

**531 Welchs Point Road**, MBP 47/533/24G; R-12.5; Amanda and Brian Clarke, owners; Vary sec. 3.1.4.1 front-yard setback to 23.5' where 30' required for wheelchair ramp and porch; survey by Codespoti & Associates, 01/25/24.

**624-626 Gulf Street**, MBP 28/520/26 B; R-18; Kevin Curseaden, Esq., for William Platt & Laura Pinciario, owners; Vary Sections 3.1.4.1 & 4.1.1.3 to allow accessory structure height of 22.9' where 15' allowed; vary section 3.1.3.7 for accessory structure exceeding maximum number of spaces; for car barn/garage with storage; survey by Milone & Macbroom, plan set by Jones, Byrne, Margeotes Partners, 12/18/23. ***POSTPONED***

### **C. NEW BUSINESS**

### **D. OLD BUSINESS**

### **E. STAFF UPDATE**

### **F. ACCEPTANCE OF MINUTES FROM 12 MARCH 2024 HEARING**

### **G. ACCEPTANCE OF APPLICATIONS FOR 14 MAY 2024 HEARING**