

DATE OF POSTING: October 20, 2006

ZONING BOARD OF REVIEW AGENDA

October 24, 2006 Meeting

7:00 PM Town Council Chambers

Zoning Board of Review Hearings

1) Richard Miga, Jr. for property owned by Robin Woodburn and located at 1635 Division Road, AP 12B Lot 2, (Zoned F-1, Farm). The applicant requires a Special Use Permit to allow for the construction of a new day care center. The permit is required under Article III, Table 3-1, Permitted Uses by Zone.

2) Educational Radio for the Public of the New Millennium for property owned by American Tower Corp. for property located at 1505 South County Trail, AP 12, Lot 64, Zoned LI/O, Light Industrial). The applicants require a special use permit to construct an additional antenna on an existing telecommunications tower. The permit is required under Article XV, Section 4 of the Zoning Ordinance.

3) David and Nancy Haberman for property located at 445 Stone Ridge Drive; AP 12, Lot 266 (Zoned F-1, Farm). The applicant requires dimensional variances to allow a play structure in the front yard that encroaches on the side setback requirement. The applicant requires relief from Article III, Section 3.5 (Table 3-2), Dimensional Regulations,

which sets forth the front and side setback requirements and from Article III, Section 2.6 which requires that accessory structures be sited in rear yards only.

4) Zarrella Development Corporation for property located at 2 Olsen's Way; AP 3, Lot 23 (Zoned CH, Commercial Highway). The applicant requests a reconsideration of a January 28, 2003 decision of the Zoning Board of Review wherein a petition was approved with several conditions attached. The applicant seeks to clarify and possibly amend some of those conditions.

5) Stephen Szlatenyi Jr. and Deborah Tosoni for property located at 302 Kenyon Ave.; AP 4, Lot 3 (Zoned R-10, Residential). The applicant requires dimensional variances to allow an accessory structure in the front yard that encroaches on the side setback requirement. The applicant requires relief from Article III, Section 3.5 (Table 3-2), Dimensional Regulations, which sets forth the front and side setback requirement and from Article III, Section 2.6 which specifies that all accessory structures shall be located in rear yards only.

6) Sid and Margery Ordog for property located at 1823 Frenchtown Road; AP 15H, Lot 26 (Zoned F-2, Farm). The applicant requires dimensional variances to allow an accessory structure on the property. The applicant requires relief from Article III, Section 3.5 (Table 3-2), Dimensional Regulations, which sets forth a height

restriction of 15' for accessory structures. Relief is also needed from Article II, Definitions, which states that accessory structures are not permitted without primary structures. Finally, Article III, Section 2.6 specifies that all accessory structures shall be located in rear yards only and not within any required front or side setback.

7) Patriot Equities for property owned by Cherry Semiconductor Corp. and located at 2000 South County Trail; AP 11, Lot 586 (Zoned LI/O, Light Office/Industry). The applicant requires dimensional variances to allow a change of use from industrial to office. The applicant requires relief from Article VI, Parking Ordinance, Sections 3, 6 and 8 pertaining to the required number of off-street parking spaces, the design of those spaces, and the relevant setbacks and landscaping of parking areas.

Zoning Board of Review Business

1. Minutes: Review and action on the minutes of the September 26, 2006 Meeting.

Adjourn