

MIDDLETOWN ZONING BOARD OF APPEALS
PUBLIC HEARING MAY 6, 2021

VIA WEBEX

**PUBLIC COMMENT MAY BE LIMITED TO FIVE MINUTES. PUBLIC IS ENCOURAGED TO
SUBMIT WRITTEN COMMENTS PRIOR TO OR AT THE PUBLIC HEARING**

1. Request for a variance of Section 13.04.04 to install an 8' fence along the frontage of property located at 80 & 90 Industrial Park Road. Applicant/agent Airline Avenue Realty, LLC ZBA2021-3
2. Request for a variance of Sections 21.02 lot size, 21.03 lot coverage and 21.04 off-street parking for the 16 existing lots on Military Road. Applicant/agent The Middletown Housing Partnership Trust, Inc/Attorney David E. Rosenberg ZBA2021-4
3. Request for a variance of Section 47.02 to install a 15' x 30' above ground pool three (3) feet from side yard fence line at 142 Tavern Circle. Applicant/agent Lorrie Tine ZBA2021-5
4. Request for a variance of Sections 21.01, 21.03, 21.04 and 40.04.16 for reconfiguration of a garage and addition of a screened porch/deck at 29 Gordon Place. Applicant/agent Margaret & Jonathan Best ZBA2021-6
5. Request for a variance of Section 21.02 to replace an existing timber wall with a 13' concrete wall at 46 Dorothy Drive. Applicant/agent Linda & Kristen Rzasa ZBA2021-7

Steven Kovach, Chairman
Zoning Board of Appeals

P.O. No. #32983, Account No. 0245877

The above legal notice to appear in the Hartford Courant TWICE

Friday, April 23, 2021
Friday, April 30, 2021

*sent corrected PH
to applicant 4/22/21*

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Steven Kovach, Chairman
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P.O. No. #32983, Account No. 0245877

The above legal notice to appear in the Hartford Courant TWICE

Friday, April 23, 2021
Friday, April 30, 2021

91 7199 9991 7030 30331907

Certified 4/19/21 w/sign info

**NOTICE OF VIRTUAL
PUBLIC HEARING
FOR
ZONING BOARD OF APPEALS
AT 5:30 PM
MAY 6, 2021**

**A link to meeting can be found at
www.middletownct.gov**

1. LOCATION – See Legal Notice for location (Municipal Building or Russell Library) of meeting.
2. DATE – Show date assigned for hearing by either the Planning and Zoning Commission or the Zoning Board of Appeals.

Section 48.03.05 Public Hearing Notice

Notice of any public hearing for any reason authorized by this Code shall be given as required by the Connecticut General Statutes, as amended. Additionally, the applicant shall cause to be posted a sign or signs and written notice to be given notifying the public of a public hearing related to an application for all such hearings. The signs and the written notice shall be the responsibility of the applicant and posted subject to the following conditions:

1.) The sign shall be posted seven (7) calendar days prior to the date of the public hearing (Eight (8) days if the seventh day is a holiday) and shall not be removed by the applicant until the hearing is closed;

2.) The sign shall be firmly secured to the ground or structure to prevent vandalism and shall be along the most visible portion of road frontage. The sign shall be erected in a manner so as to be visible to traffic moving in both directions and be perpendicular to the roadway, except in the case of signs at the end of cul-de-sacs. If there is more than one frontage of the parcel on an improved street or streets, one sign for each frontage shall be posted; (Section amended effective 7/15/2001)

3.) The composition of the sign shall be of a durable material (wood or metal) forty (40) inches by forty (40) inches in size painted white with black lettering having a minimum height of four (4) inches with a letter stroke of one (1) inch;

4.) The signs shall advertise the date, time, and place of the public hearing;

5.) The Zoning Enforcement Officer shall file a report with the Commission that the sign was observed in place in accordance with the above;

6.) An applicant who fails to display the sign shall be required to withdraw and file a new application and fee;

7.) The sign shall be taken down one (1) week after the public hearing is closed;

8.) Any sign not removed shall be ordered to be removed by the Zoning Enforcement Officer, who is authorized to rescind and revoke any approval for non compliance;

9.) Applications shall include a list, prepared by the applicant, of the names and mailing addresses of the owners of all parcels of land included within the application and abutting the subject property as shown on the most recent records on file in the City Tax Assessor's Office (or the actual owners of record if otherwise known by the applicant). If a condominium project abuts such property, the applicant shall list the owners of such units which abut such property directly and the condominium association (all owners not required). The applicant shall mail notification of said pending application to at least one (1) owner of each such property not more than fifteen (15) days or less than ten (10) days before the public hearing, by transmitting the text of the public hearing notice as provided by the Commission;

10.) Evidence of such mailing, in the form of United States Post Office Certificates of Mailing, shall be submitted to the Planning Office along with the above said list of property owners, not less than five (5) calendar days prior to the hearing date. Failure to comply with any of the procedures required herein, shall be deemed valid basis for denial of the subject request; and

11.) These requirements shall apply to any amendment proposed by the Commission unless the proposal would require the mailing of greater than fifty (50) certified letters or the posting of more than two (2) signs.

(Section amended effective 10/1/96)

Names and Addresses of persons owning property abutting 29 Gordon Place, Middletown:

Ron Schatz and Cynthia Wells
25 Gordon Place
Middletown, CT 06457

Laura Hall
138 Pine St.
Middletown, CT 06457

Notices of the virtual ZBA Public Hearing scheduled for May 6, 2021 to consider Margaret Carey and Jonathan Best's requests for zoning variances related to the reconfiguration of an existing garage and addition of a screened porch/deck at 29 Gordon Place were mailed to the above property owners on April 23, 2021.

9509 2830 0000 0621 0202

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Middletown, CT 06457

OFFICIAL USE

Certified Mail Fee	\$3.60	0481
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	03
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Postmark Here
04/23/2021

Sent To *Ron Schatz & Cynthia Wells*
Street and Apt. No., or PO Box No. *25 GORDON PLACE*
City, State, ZIP+4® *Middletown CT 06457*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

1408 0387 8041 0000 0621 0202

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Middletown, CT 06457

OFFICIAL USE

Certified Mail Fee	\$3.60	0481
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	03
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage and Fees	\$4.15	

Postmark Here
04/23/2021

Sent To *Laura Hall*
Street and Apt. No., or PO Box No. *138 Pine St.*
City, State, ZIP+4® *Middletown, CT 06457*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

DEPT. PLANNING & ZONING
21 APR 27 PM 2:26