

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 Maryann & 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 ^{both} Certified 4/19/21 w/sign info

91 7199 9891 7030 3033 1884 - Airline
91 7108 2133 3938 7124 9214 - Barton + Logiudice

**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**

Please be sure to take heed to Items #9 and #10 of the attached sign information. The certificates of mailing are to be submitted to this office.
Thank you. PCD Dept.

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.

Revised 2/10/92

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)

MIDDLETOWN ZONING BOARD OF APPEALS
PUBLIC HEARING APRIL 1, 2021

VIA WEBEX

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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, March 19, 2021
Friday, March 26, 2021

9171999991703030331761

3/16/21

DEPT. PLANNING & ZONING

21 APR 28 PM 3:07

NOTICE OF VIRTUAL
PUBLIC HEARING
FOR ZONING
BOARD OF APPEALS
AT 5:30PM
MAY 6, 2021
A link to meeting can be found at
www.middlewincnct.gov

Dainty
Rubbish
EXIT



DEPT. PLANNING & ZONING
21 APR 28 PM 3:07

80-90
PCAMERAS
DANNY BLESSER
Staricycle
COLLEEN ENERGY
THE REGIONAL BUS

Quincy
Parkway
ENTRANCE

NOTICE OF VIRTUAL
PUBLIC HEARING
FOR ZONING
BOARD OF APPEALS
AT 5:30PM
MAY 6, 2021
A link to meeting can be found at
www.middletonvt.gov



Nesco, Susan

From: Michael J. Parenti <mparenti@bartonandloguidice.com>
Sent: Wednesday, April 28, 2021 2:50 PM
To: Nesco, Susan
Cc: Kevin R. Grindle
Subject: RE: 050621zba public hearing
Attachments: IMG_3640.JPG; IMG_3639.JPG

This email was sent by someone outside of the City of Middletown.

Hi Susan.

I have attached two photos of the public hearing sign that was posted at 80 and 90 Industrial Park Road. If you have any questions please feel free to call me. Thanks

Michael J. Parenti, E.I.T.

Staff Engineer

ANCHOR

a **Barton&Loguidice** company

The information in this message is confidential and is intended for the identified recipient(s). If you are not an intended recipient, please delete the message and notify the sender immediately. Any unauthorized use, disclosure or copying of this message is strictly forbidden and may be subject to legal action.



Name and Address of Sender

Barton and Legardice
41 Sequin Drive
Glastonbury, CT
06033

TOTAL NO. of Pieces Listed by Sender

5

TOTAL NO. of Pieces Received at Post Office



U.S. POSTAGE PAID
GLASTONBURY, CT
06033
APR 21 2021
AMOUNT
\$2.20
R2305M145806-06

Firm

INDUSTRIAL PARK Rd

APR 21 2021

APR 21 2021

USPS® Tracking Number

Firm-Specific Identifier

Address (Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airfrt

1. ADDA Realty-Middletown, LLC

34 Summer Hill Road
Wayne, NJ 07470

.51

2. City of Middletown

245 DeKoven Drive
Middletown, CT 06457

.51

3. Habitat ART, Inc.

150 Industrial Park Road
Middletown, CT 06457

.51

4. Accurate Properties, LLC

750 Bloomfield Avenue
Clifton, NJ 07012

.51

5. 111 Industrial Park
Realty, LLC

111 Industrial Park Road
Middletown, CT 06457

.51

6.

Cost of preparing
cost of preparing