

**ZONING BOARD OF APPEALS
PLAINVILLE, CONNECTICUT
REGULAR MEETING
February 8, 2016**

REGULAR MEETING AT 7:30 P.M.

**PLAINVILLE
MUNICIPAL CENTER
ROOM #304**

1. ROLL CALL:

2. UNFINISHED BUSINESS: None

3. PUBLIC HEARINGS:

- A. Application #15-12-02, AB Cornelius Enterprises LLC of Plainville, CT seeks variances to Article 2 Business Zones, Section 2.02 Permitted Uses and Structures, Sub-section B2.1 Dwelling Unit for Watchman in Central Commercial Zone and Section 2.04 Use Regulations, Subsection C Residential/Mixed Use to permit the construction of a first floor dwelling unit in a Central Commercial Zone for a property known as 107/109 East Main Street.
- B. Application #16-02-01, Paul and Victoria Hinman of 61 Pierce Street seeks a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements – Minimum Side Yard Requirements to permit a reduction in the required northerly side yard from ten (10) feet to zero (0) feet for a property known as 61 Pierce Street
- C. Application #16-02-02, Theodore Poulos of 58 West Street seeks a variance to Article 4 Basic Standards, Section 4.02 Signs, Sub-section 4b.1 Detached Signs in Commercial and Industrial Zones to permit a second detached sign at a property known as 58 West Main Street.
- D. Application #16-02-03, Ekrem Ramadan of Plantsville seeks an auto location approval for a used car auto repair and sale license as required by Section 15-54 of the Connecticut General Statutes for property located at 304/308 East Street. The property is located in a General Commercial Zone
- E. Application #16-02-04, A&M Clips Plainville LLC of 275 New Britain Avenue, Plainville, CT seeks a variance to Article 4 Basic Standards, Section 4.02 Signs, Sub-section 4a.2 Attached Sign Area in Commercial and Industrial Zones to permit the installation of forty nine (49 sf) square feet of attached signage where only twenty (20 sf) square feet is permitted at a property known as 275 New Britain Avenue

4. NEW BUSINESS

- A. Request to approve Application #15-12-02 a variances to Article 2 Business Zones, Section 2.02 Permitted Uses and Structures, Sub-section B2.1 Dwelling Unit for Watchman in Central Commercial Zone and Section 2.04 Use Regulations, Subsection C Residential/Mixed Use to permit the construction of a first floor dwelling unit in a Central Commercial Zone for a property known as 107/109 East Main Street.
- B. Request to approve Application 16-02-1 a variance to Article 1 Residential Zones, Section 1.03 Dimensional Standards, Sub-section B Minimum Yard Requirements – Minimum Side Yard Requirements to permit a reduction in the required northerly side yard from ten (10) feet to zero (0) feet for a property known as 61 Pierce Street

- C. Request to approve Application 16-02-02 a variance to Article 4 Basic Standards, Section 4.02 Signs, Sub-section 4b.1 Detached Signs in Commercial and Industrial Zones to permit a second detached sign at a property known as 58 West Main Street
- D. Request to approve Application 16-02-03 a request from Ekrem Ramadan of Plantsville for an auto location approval for a used car auto repair and sale license as required by Section 15-54 of the Connecticut General Statutes for property located at 304/308 East Street
- E. Request to approve Application 16-02-04 a variance to Article 4 Basic Standards, Section 4.02 Signs, Sub-section 4a.2 Attached Sign Area in Commercial and Industrial Zones to permit the installation of forty nine (49 sf) square feet of attached signage where only twenty (20 sf) square feet is permitted at a property known as 275 New Britain Avenue
- 5 MINUTES: Approval of the Minutes of December 14, 2015
- 6 EXECUTIVE SESSION – None
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- 7 BILLS AND COMMUNICATIONS:
- 8 ADJOURNMENT

RECEIVED

FEB 03 2016

Carol H. Johnson
TOWN CLERK