

**ZONING BOARD OF APPEALS
PLAINVILLE, CONNECTICUT
REGULAR MEETING
September 10, 2018**

REGULAR MEETING AT 7:30 P.M.

**PLAINVILLE
MUNICIPAL CENTER
ROOM #302**

1. ROLL CALL:

2. UNFINISHED BUSINESS: None

3. PUBLIC HEARINGS:

- A. Application #18-09-01, Administratrix Kristina Sirios of Plainville seeks variances to Article 4 Basic Standards, Section 4.01 Off-street Parking and Loading, Sub-section A Off-street parking, Paragraph 2 Number of Parking Spaces to reduce the number of Residential Park spaces from four (4) to two (2) (2 Kent Street) and reducing the required number of parking spaces for a commercial use from eighteen (18) to eleven (11) (180 Woodford Avenue), Article 2, Business Zones, Section 2.03 Dimensional Standards, Sub-section B Minimum Yard Requirements to reduce the required side yard(s) for a commercial use from 1 of 15/ total of 20 to 1 of 10/ total of 15, (180 Woodford Avenue), Article 1 Residential Zones, Section 1.04 Use regulations, Sub-section D Common Interest Communities and Multi-family Dwelling, Paragraph 7a Development Standards – Density to reduce the required minimal lot area for the residential parcel from 17,500 sf to 2,660 sf, (2 Kent Street) for properties identified as 180 Woodford Avenue and 2 Kent Street.
- B. Application #18-09-02, Jennifer Sehmi of Newington seeks an auto location approval for an automobile repair license as required by Section 15-54 of the Connecticut General Statutes for property located at 195 Whiting Street
- C. Application #18-09-03, Donna Theriault, of Southington seeks a variance to Article 4 Basic Standards, Section 4.03 Signs, Sub-section 4b Detached Signs, Paragraph ii to reduce the minimum setback distance from any property boundary twelve (12) feet to five (5) for a property known as 63 East Main Street

4. NEW BUSINESS

- A. Request to approve Application #18-09-01, Administratrix Kristina Sirios of Plainville variances to Article 4 Basic Standards, Section 4.01 Off-street Parking and Loading, Sub-section A Off-street parking, Paragraph 2 Number of Parking Spaces to reduce the number of Residential Park spaces from four (4) to two (2) (2 Kent Street) and reducing the required number of parking spaces for a commercial use from eighteen (18) to eleven (11) (180 Woodford Avenue), Article 2, Business Zones, Section 2.03 Dimensional Standards, Sub-section B Minimum Yard Requirements to reduce the required side yard(s) for a commercial use from 1 of 15/ total of 20 to 1 of 10/ total of 15, (180 Woodford Avenue), Article 1 Residential Zones, Section 1.04 Use regulations, Sub-section D Common Interest Communities and Multi-family Dwelling, Paragraph 7a Development Standards – Density to reduce the required minimal lot area for the residential parcel from 17,500 sf to 2,660 sf, (2 Kent Street) for properties identified as 180 Woodford Avenue and 2 Kent Street
- B. Request to approve Application #18-09-02, Jennifer Sehmi of Newington an auto location approval for an automobile repair license as required by Section 15-54 of the Connecticut General Statutes for property located at 195 Whiting Street

C. Request to approve Application #18-09-03 Donna Theriault, of Southington a variance to Article 4 Basic Standards, Section 4.03 Signs, Sub-section 4b Detached Signs, Paragraph ii to reduce the minimum setback distance from any property boundary twelve (12) feet to five (5) for a property known as 63 East Main Street

D. Election of Officers

5 MINUTES: Approval of the Minutes of July 9, 2018

6 EXECUTIVE SESSION – None

7 BILLS AND COMMUNICATIONS:

8 ADJOURNMENT