

CIVIC ASSOCIATION OF SHORT BEACH

ZONING BOARD OF APPEALS

**P.O. BOX 2012
Short Beach, Conn. 06405**

MEETING AGENDA

Monday, January 2, 2012

7:30 p.m.

Short Beach Union Church

1. Receive new applications/appeals
2. MINUTES - Regular Meeting of December 5, 2011
3. OLD BUSINESS
4. BILLS AND CORRESPONDENCE
5. NEW BUSINESS
6. Adjournment

Next Meeting: Monday, February 6, 2012

Mark Howard-Flanders
ZBA Chairman

Minutes of a Regular Meeting of the Zoning Board of Appeals of the
Civic Association of Short Beach, Connecticut January 2, 2012

Present: Mark Howard-Flanders -Chairman, regular members David Steinman,
Norma Bennun, Andrea Boncek, Tom Horrigan and alternate member Helen Wong.

Absent: Alternates Mark Winik & Will Hochman

Motion to commence meeting made by Mark Howard-Flanders, seconded by Dave
Steinman - Meeting called to order 7:35 p.m.

1. New Applications/appeals - none

2. Motion to review and accept 12/5/2011 minutes made by Mark Howard-
Flanders; seconded by Dave Steinman.

3. Old Business:

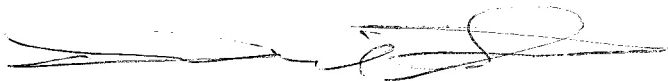
Discussion was held regarding re-location of ZBA meetings and Short Beach Civic
Association Records Room access at Orchard House. It was decided that Dave
Steinman would draught an email for CASB clerk (Fran Clark) to clarify whether the
current meeting space (church) is paid through June, 2012, and to respectfully ask
CASB chairman (B. Beletsky) and clerk to continue to pursue Orchard House as a
permanent meeting space for this board AND to make functional the designated
CASB records room at Orchard House.

4. Bills & Correspondence - None

5. New Business - None

There being no further business, motion to adjourn made by Tom and seconded by
Norma at 7:49p.m.

Respectfully submitted,



David Steinman - Secretary CASB ZBA

CIVIC ASSOCIATION OF SHORT BEACH

ZONING BOARD OF APPEALS

**P.O. BOX 2012
Short Beach, Conn. 06405**

MEETING AGENDA

Monday, February 6, 2012

7:30 p.m.

Short Beach Union Church

1. Receive new applications/appeals
2. MINUTES - From regular meeting of January, 2012
3. OLD BUSINESS
4. BILLS AND CORRESPONDENCE
5. NEW BUSINESS
6. Adjournment

Next Meeting: Monday, March 5, 2012

Mark Howard-Flanders
ZBA Chairman

Minutes of a Regular Meeting of the Zoning Board of Appeals of the
Civic Association of Short Beach, Connecticut February 6, 2012

Present: Mark Howard-Flanders -Chairman, regular members David Steinman, Andrea Boncek, Tom Horrigan and alternate member Helen Wong.

Absent: Regular Members Norma Bennun, Alternates Mark Winik & Will Hochman

Motion to commence meeting made by Andrea Boncek, seconded by Tom Horrigan - Meeting called to order 7:37 p.m.

1. New Applications/appeals - none

2. Motion to review and accept 1/2/2011 minutes made by Andrea Bocnek; seconded by Tom Horrigan.

3. Old Business:

Discussion was held regarding church lease expiration and potential need to move ZBA meetings to Orchard House. Current lease expires in June 2012. It was decided to wait until March or April to make move decision because application volume may increase thus warranting staying at the church.

Discussion was held regarding the event that application volume does not increase, then going back to the old system of holding formal ZBA board meetings only when an application was received. Chairman would propose this cost-savings system change at his discretion.

Discussion was held regarding appealing to church for a rent discount as a cost savings measure. Consensus was to move to Orchard House if need be. It's free of charge.

4. Bills & Correspondence – None

5. New Business - None

There being no further business, motion to adjourn made by Mark and seconded by Tom at 7:46p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'David Steinman', with a stylized flourish at the end.

David Steinman - Secretary CASB ZBA

CIVIC ASSOCIATION OF SHORT BEACH

ZONING BOARD OF APPEALS

**P.O. BOX 2012
Short Beach, Conn. 06405**

**MEETING AGENDA
Monday, March 5, 2012
7:30 p.m.
Short Beach Union Church**

1. Receive new applications/appeals
2. MINUTES - From regular meeting of February, 2012
3. OLD BUSINESS
4. BILLS AND CORRESPONDENCE
5. NEW BUSINESS
6. Adjournment

Next Meeting: Monday, April 2, 2012

Mark Howard-Flanders
ZBA Chairman

Minutes of a Regular Meeting of the Zoning Board of Appeals of the
Civic Association of Short Beach, Connecticut March 5, 2012

Present: Mark Howard-Flanders -Chairman, regular members David Steinman, Norma Bennun, Andrea Boncek, Tom Horrigan and alternate members Helen Wong and Will Hochman

Absent: Alternate Mark Winik

Meeting called to order by Mark Howard Flanders - 7:36 p.m.

1. New Applications/appeals: None
2. Motion to review and accept 2/6/2012 minutes made by Helen Wong; seconded by Will Hochman.
3. Old Business: None
4. Bills & Correspondence:

Discussion was held regarding meeting rent expense. Mark Howard-Flanders did confirm with Fran Clark (CASB Clerk) that ZBA rent at church was paid through June 2012.

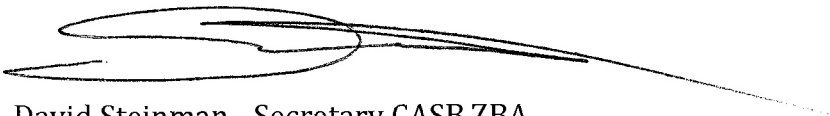
Discussion was held regarding Orchard House as a future meeting site after June 2012. Mark Howard-Flanders did visit and scout Orchard House location and records room. Orchard House director was on vacation during that visit. Mark said he intends to be in contact with Orchard House director shortly to discuss potential room usage for ZBA public meetings.

Discussion was held regarding the need to cease using church because there have been no application fees and thus this board shouldn't be an expense to the CASB.

5. New Business - None

There being no further business, motion to adjourn made by Will Hochman and seconded by Andrea Boncek at 7:48 p.m.

Respectfully submitted,



David Steinman - Secretary CASB ZBA

CIVIC ASSOCIATION OF SHORT BEACH

ZONING BOARD OF APPEALS

**P.O. BOX 2012
Short Beach, Conn. 06405**

**MEETING AGENDA
Monday, April 2nd, 2012
7:30 p.m.
Short Beach Union Church**

1. Receive new applications/appeals
2. MINUTES - From regular meeting of March, 2012
3. OLD BUSINESS
4. BILLS AND CORRESPONDENCE
5. NEW BUSINESS
6. Adjournment

Next Meeting: Monday, May 7th, 2012

Mark Howard-Flanders
ZBA Chairman

Zoning Board of Appeals of the
Civic Association of Short Beach, Connecticut April 2, 2012

No Regular Meeting called to order though Agenda generated

Chair and all (quorum present) agreed to pursue alternative meeting schedule given no applications have been received by this board as yet.

REVISION TO THE PROCEDURE FOR SUBMITTING AN APPLICATION TO THE SHORT BEACH ZBA

To be inserted in place of item "7", in the "APPEAL FOR A VARIANCE, Manner of Filing Using Form 30 and 30a" dated 5/4/09.

Current wording of item /

7. Applications may be submitted to the Zoning board of Appeals at any regular monthly meeting, or by arrangement with the ZBA Chairman. Only complete applications accompanied by the filing fee and all required documents, collated together, will be accepted by the ZBA for a hearing.

Proposed wording of item /

7. Applications are to be submitted to the ZBA, at a ZBA meeting. If no meeting is already scheduled, requests that a meeting be held, are to be submitted via email contact with the Chairman of the ZBA. Meeting requests are to be made at least one week prior to the first Monday of the month in which a meeting would be held (No meetings are held in the months of July and September). Only complete applications accompanied by the filing fee and all required documents, collated together, will be accepted by the ZBA, for a hearing, at the next meeting.

4/2/12

Zoning Board of Appeals of the
Civic Association of Short Beach, Connecticut April 22, 23 2012

The following pages show the e-vote to move meetings to a non-regular format. Meetings will be held on necessity when applications or special requests occur.



Starprompt Starprompt <starprompt@gmail.com>

ZBA meetings

11 messages

Mark Howard-Flanders <sealion400@att.net>

Sun, Apr 22, 2012 at 6:43 PM

To: Andrea Boncek <andreamb@snet.net>, David Steinman <daveysteinman@gmail.com>, Helen Wong <wongh88@comcast.net>, Mark Winik <mwinik@aol.com>, Norma Bennun <normatango@yahoo.com>, Tom Horrigan <tomhorrigan@msn.com>, Will Hochman <hochmanw1@southernct.edu>

Hello all,

At the past couple of meetings, we discussed ending the monthly meetings that we have been holding (in case someone wanted to turn in an application). I handed out my proposed revision and have also taken it to this past meeting of the civic association.

They are fine with my proposal and I would like each of you to E-VOTE back to me with your approval of the attached change. (no need to wait for a meeting).

If you have any questions, please ask, or just vote in email form.

Regards,

Mark Howard-Flanders



ZBA submission revision.doc

20K

• **Norma Bennun** <normatango@yahoo.com>

Sun, Apr 22, 2012 at 6:49 PM

Reply-To: Norma Bennun <normatango@yahoo.com>

To: Mark Howard-Flanders <sealion400@att.net>, Andrea Boncek <andreamb@snet.net>, David Steinman <daveysteinman@gmail.com>, Helen Wong <wongh88@comcast.net>, Mark Winik <mwinik@aol.com>, Tom Horrigan <tomhorrigan@msn.com>, Will Hochman <hochmanw1@southernct.edu>

approved

From: Mark Howard-Flanders <sealion400@att.net>

To: Andrea Boncek <andreamb@snet.net>; David Steinman <daveysteinman@gmail.com>; Helen Wong <wongh88@comcast.net>; Mark Winik <mwinik@aol.com>; Norma Bennun <normatango@yahoo.com>; Tom Horrigan <tomhorrigan@msn.com>; Will Hochman <hochmanw1@southernct.edu>

Sent: Sunday, April 22, 2012 6:43 PM

Subject: ZBA meetings

[Quoted text hidden]

• **Dave Steinman** <starprompt@gmail.com>

Sun, Apr 22, 2012 at 9:00 PM

To: Mark Howard-Flanders <sealion400@att.net>

I approve. Aside, can you please let me know the meeting date you proposed this to civic association. And

[Quoted text hidden]

Mark Howard-Flanders <sealion400@att.net>
To: David Steinman <daveysteinman@gmail.com>

Mon, Apr 30, 2012 at 9:27 AM

----- Forwarded Message -----

● **From:** Tom Horrigan <tomhorrigan@msn.com>
To: sealion400@att.net
Sent: Sat, April 28, 2012 3:50:37 PM
Subject: RE: ZBA meetings

Sorry Mark I responded to helen wong's email by mistake My vote is a big YES. I approve

Mark Howard-Flanders <sealion400@att.net>
To: David Steinman <daveysteinman@gmail.com>

Mon, Apr 30, 2012 at 9:28 AM

[Quoted text hidden]

Mark Howard-Flanders <sealion400@att.net>
To: David Steinman <daveysteinman@gmail.com>

Mon, Apr 30, 2012 at 9:28 AM

----- Forwarded Message -----

● **From:** "Hochman, William" <hochmanw1@southernct.edu>
To: Mark Howard-Flanders <sealion400@att.net>
Sent: Mon, April 23, 2012 8:17:07 AM
Subject: Re: ZBA meetings

I vote that it be approved—thanks Mark!

On 4/22/12 6:43 PM, "Mark Howard-Flanders" <sealion400@att.net> wrote:

Hello all,

At the past couple of meetings, we discussed ending the monthly meetings that we have been holding (in case someone wanted to turn in an application). I handed out my proposed revision and have also taken it to this past meeting of the civic association.

They are fine with my proposal and I would like each of you to E-VOTE back to me with your approval of the attached change. (no need to wait for a meeting).

If you have any questions, please ask, or just vote in email form.

when our whole board has submitted their votes, please let me know the outcome. Then I can prepare an accurate memo for submittal to you and after that, enter in our books....

Sent from my iPhone

[Quoted text hidden]

<ZBA submission revision.doc>

Mark Howard-Flanders <sealion400@att.net>
To: Dave Steinman <starprompt@gmail.com>

Mon, Apr 23, 2012 at 8:14 AM

Dave,

I presented it to the regular board on Monday 9th. I'll let you know the "vote" results as soon as I have them all (from regular members).

Regards,
Mark

From: Dave Steinman <starprompt@gmail.com>
To: Mark Howard-Flanders <sealion400@att.net>
Sent: Sun, April 22, 2012 9:00:09 PM
Subject: Re: ZBA meetings

[Quoted text hidden]

● **wongh88@comcast.net** <wongh88@comcast.net>
To: Mark Howard-Flanders <sealion400@att.net>
Cc: Andrea Boncek <andreamb@snet.net>, David Steinman <daveysteinman@gmail.com>, Mark Winik <mwinik@aol.com>, Norma Bennun <normatango@yahoo.com>, Tom Horrigan <tomhorrigan@msn.com>, Will Hochman <hochmanw1@southernct.edu>

Mon, Apr 23, 2012 at 10:30 AM

I vote 'yes' to the proposed revision. Thanks!

Helen

From: "Mark Howard-Flanders" <sealion400@att.net>
To: "Andrea Boncek" <andreamb@snet.net>, "David Steinman" <daveysteinman@gmail.com>, "Helen Wong" <wongh88@comcast.net>, "Mark Winik" <mwinik@aol.com>, "Norma Bennun" <normatango@yahoo.com>, "Tom Horrigan" <tomhorrigan@msn.com>, "Will Hochman" <hochmanw1@southernct.edu>
Sent: Sunday, April 22, 2012 6:43:04 PM
Subject: ZBA meetings

----- Forwarded Message -----

From: Dave Steinman <starprompt@gmail.com>

To: Mark Howard-Flanders <sealion400@att.net>

Sent: Sun, April 22, 2012 9:00:09 PM

Subject: Re: ZBA meetings

I approve. Aside, can you please let me know the meeting date you proposed this to civic association. And when our whole board has submitted their votes, please let me know the outcome. Then I can prepare an accurate memo for submittal to you and after that, enter in our books....

Sent from my iPhone

Regards,
Mark Howard-Flanders

Mark Howard-Flanders <sealion400@att.net>
To: David Steinman <daveysteinman@gmail.com>

Mon, Apr 30, 2012 at 9:29 AM

----- Forwarded Message -----

● **From:** andrea boncek <andreamb@snet.net>
To: "sealion400@att.net" <sealion400@att.net>
Sent: Sun, April 22, 2012 6:50:37 PM
Subject: Re: ZBA meetings

I vote yes to approve the change.thank you Andrea Boncek.

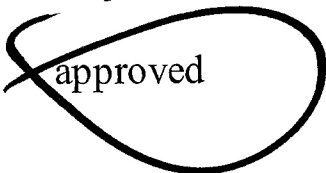
Sent from Yahoo! Mail on Android

Mark Howard-Flanders <sealion400@att.net>
To: David Steinman <daveysteinman@gmail.com>

Mon, Apr 30, 2012 at 9:29 AM

----- Forwarded Message -----

● **From:** Norma Bennun <normatango@yahoo.com>
To: Mark Howard-Flanders <sealion400@att.net>; Andrea Boncek <andreamb@snet.net>; David Steinman <daveysteinman@gmail.com>; Helen Wong <wongh88@comcast.net>; Mark Winik <mwinik@aol.com>; Tom Horrigan <tomhorrigan@msn.com>; Will Hochman <hochmanw1@southernct.edu>
Sent: Sun, April 22, 2012 6:49:10 PM
Subject: Re: ZBA meetings

approved

Who? Norma & Nick

Mark Howard-Flanders <sealion400@att.net>
To: David Steinman <daveysteinman@gmail.com>

Mon, Apr 30, 2012 at 9:29 AM

Zoning Board of Appeals of the
Civic Association of Short Beach, Connecticut May 2012

No May 2012 meeting

CIVIC ASSOCIATION OF SHORT BEACH
ZONING BOARD OF APPEALS

P.O. BOX 2012
SHORT BEACH, CT 06405

RECEIVED

2012 MAY -2 A 9:37

TOWN CLERK'S OFFICE
BRANFORD, CONNECTICUT

REVISED SCHEDULE OF ZBA MEETINGS

MONTHLY MEETINGS OF THE SHORT BEACH ZBA, ARE NOW ON AN AS
NEEDED BASIS.

REQUESTS THAT A MEETING BE HELD, ARE TO BE SUBMITTED VIA EMAIL
CONTACT WITH THE CHAIRMAN OF THE ZBA. MEETING REQUESTS ARE TO
BE MADE AT LEAST ONE WEEK PRIOR TO THE FIRST MONDAY OF THE
MONTH, IN WHICH A MEETING WOULD BE HELD.

ANY MEETINGS ARE HELD ON THE FIRST MONDAY OF THE MONTH, AT 7:30
PM, AT THE ORCHARD HOUSE, 421 SHORE DRIVE, BRANFORD, CT.

REGULAR MEETINGS MAY BE CANCELED BY NOTICE FROM THE
ZBA CHAIRMAN.

(NO MEETINGS ARE HELD IN THE MONTHS OF JULY AND SEPTEMBER).



MARK HOWARD-FLANDERS,
ZBA CHAIRMAN

ZONING BOARD OF APPEALS OF THE CIVIC ASSOCIATION OF SHORT BEACH

APPEAL FOR A VARIANCE

2012 MAY -2 A 9:37

MANNER OF FILING USING FORM 30 AND FORM 30A
CLERK'S OFFICE
BRANFORD, CONNECTICUT

1. All applications for an Appeal For A Variance shall be contained in the official form adopted by the Zoning Board of Appeals (ZBA) for that purpose, which shall be available from the Executive Board of the Civic Association of Short Beach. An appeal shall be taken to the ZBA within six (6) months after the denial of an Application For Zoning Permit by the Executive Board of the Civic Association of Short Beach.
2. Six (6) copies of the Application (Form 30) and Schedule A Information (Form 30A) with original signatures of the applicant (or agent) and the owner shall be submitted, together with a Filing Fee of \$175.00 (checks made payable to the Civic Association of Short Beach). All information requested on form shall be completed by applicant and be consistent with all other documents. If extra space is needed, use separate sheets of paper.
3. Applications shall be accompanied by all of the following documents:
 - 3.1. Six (6) copies of current Deed for subject property.
 - 3.2. Six (6) copies of denial of Application For Zoning Permit by Executive Board of C.A.S.B.
 - 3.3. Six (6) copies of a Class A-2 Survey dated after 8/13/96 and conforming to Sec. 20-300B of the Regulations of Connecticut State Agencies and bearing the seal of a Connecticut licensed surveyor. Survey should include all adjoining streets and property owners, dimensions and area of lot, and location and setbacks of all existing structures.
 - 3.4. Six (6) copies of a Topographical Survey are required if topographical conditions are claimed as a hardship. In addition, photographs of conditions may be submitted.
 - 3.5. Six (6) copies of Building Plans. Required for proposed new buildings as well as additions or alterations to existing buildings. All elevation drawings and floor plans need to be accurate, to scale, and include dimensions of structures.
 - 3.6. Six (6) copies of a Plot Plan accurately drawn to scale. Plan should agree with A-2 Survey. Plot plans shall include:
 - a. Dimensions and area of the lot, including apparent width of all abutting street rights-of-way and all other easement and rights-of-way of record.
 - b. The height, dimensions, setbacks, square footage, number of stories, and location of all existing and proposed buildings and other structures on the lot.
 - c. The existing and proposed uses of each part of any building.

d. The number of family units the buildings are designed to accommodate.

e. The location, area and dimensions of all required off-street parking spaces and vehicle access.

f. Plot plans accompanying applications pertaining to commercial uses, including gasoline filling stations, automotive repair garages, and parking lots shall also include the location of any petroleum pumps, plantings, curbs, sidewalks, signage, area lighting with height and intensity, vehicle exits and entrances and all required parking and loading spaces.

4. Applicant is responsible for notification of all adjoining property owners, by certified mail – at least 14 days prior to hearing. Receipts (certificate of mailing) must be submitted at the hearing. Applicant is also responsible for recording of the variance, if granted, in the Branford Land Records.

5. The Zoning Board of Appeals at its discretion may deny an appeal (without prejudice) for a failure to comply with any of the foregoing rules. Any resubmitted application shall incur a new filing fee.

6. On an application for a rehearing the applicant must allege new facts and prove same at the hearing.

7. Applications are to be submitted to the ZBA, at a ZBA meeting. If no meeting is already scheduled, requests that a meeting be held, are to be submitted via email contact with the Chairman of the ZBA. Meeting requests are to be made at least one week prior to the first Monday of the month in which a meeting would be held (No meetings are held in the months of July and September) . Only complete applications accompanied by the filing fee and all required documents, collated together , will be accepted by the ZBA, for a hearing, at the next meeting.

Form 30 & 30A Manner of Filing Appeal Adopted 3/17/77, Revised 4/6/09, 5/4/09, 4/24/2012

Zoning Board of Appeals of the
Civic Association of Short Beach, Connecticut June 4, 2012

Special Application Acceptance Meeting

Two applications accepted at Orchard House by Chairman.

1) Owner Joanne Petrosino #10 Glen Street - requesting a variance of Section 7.1 Schedule A line 4 Maximum Height of Buildings from 30' to 35'. And line 5a Street setback from 20' to 5.8'.

2) Owner Margaret Bratsenis #120 Highland Avenue - requesting a variance of Section 7.1 Schedule A line 5b minimum required setback from rear of property line from 20' to 9.8', where 19'2" exists. And line 5f minimum required setback from side or other property lines, specifically from a Right of Way, from 6' tp 1'11". And section 6 maximum building lot coverage from 30% to 32.9%.

Note: Secretary not present at this meeting

Zoning Board of Appeals of the
Civic Association of Short Beach, Connecticut July 2012

No Meeting July 2012

Minutes of a Special Meeting of the Zoning Board of Appeals of the
Civic Association of Short Beach, Connecticut August 6, 2012

Present: Mark Howard-Flanders -Chairman, regular members David Steinman,
Norma Bennun, Andrea Boncek, alternate member Will Hochman

In public attendance but not voting was alternate member Mark Winik.

In public attendance was Fran Clark, CASB Clerk.

Absent: regular member Tom Horrigan, alternate members Helen Wong

Meeting called to order by Mark Howard Flanders - 7:33 p.m.

There were two applications for appeals for variance at this hearing:

Application 2012-1: Owner/Applicant Joanne Petrosino (present at meeting) of 10
Glen Street requests for her property at 8 Glen Street, per Section 7.1 Schedule A
Line 4 Maximum Height of Buildings a variance from 30' to 35 feet. Additionally,
Mrs. Petrosino requests per Schedule A Line 5a a street setback variance from 20' to
8'. Representing Mrs. Petrosino was Larry Fisher. Plans call for a new construction
on lot.

Brought to attention by Mr. Fisher was a conflict pertaining to the setback variance
request as advertised versus what was applied for on Mrs. Petrosino's application.
Mrs. Petrosino's application requested a streetline setback of 8 feet. A request for
a 5.8' setback was published. Mr. Fisher pointed out that the Branford ZBA handles
misprints in favor of applicant. It was agreed to accept 8 feet as the streetline
setback request.

Public Comment: Martin Hallier inquired what the hardship was for a height
variance above the 30 foot rule. Mr. Fisher noted that the FEMA floodzone
regulations are making it difficult to conform. Board agreed that since all homes in
that area are subject to FEMA regulations, this is not a unique hardship. Mr. Hallier
asked what was the unique hardship in this case. Mrs. Petrosino cited the rock ledge
on the property as a barrier thus the street setback variance request for more
building space .

The board voted unanimously to deny request for height variance. The board voted
unanimously to approve street setback request from 20' to 8'.

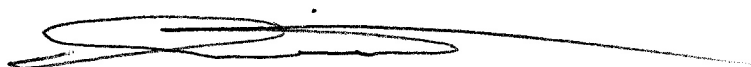
Application 2012-2: Owner/Applicant Margaret Bratsenis of 120 Highland Avenue requests for her property per Section 7.1 Schedule A line 5b a setback variance from the rear of the property line from 20' to 9'8" (where 19'2" exists). And per line 5f minimum required setback from side or other property lines, specifically from a Right of Way, from 6' to 1'11". Additionally, Ms. Bratsenis is requesting, per Section 6, a variance to increase maximum building lot coverage from 30% to 32.9%. Plans call for an addition to the existing structure on property.

Ms. Bratsenis presented historical photographs of the property to the board for consideration. Ms. Bratsenis submitted a letter from Sara E. Bozzuto of Hamden, a prior tenant at 144 Highland Avenue, detailing how the the Right of Way on 120 Highland property was used from 1981 to 1987 as a walkway. Ms. Bratsenis submitted a second letter from Regina D'Amico and George Busmann, abutting property neighbors, offering full support for proposed addition. Ms. Bratsenis cited the ledge on which the current structure sits as a hardship as well as having the Right of Way on her property. Ms. Bratsenis cited surrounding neighbors support of project.

Public Comment: Chris Collins of 127 Highland Avenue, spoke in support of Ms. Bratsenis's plans as presented as overall good for the neighborhood. Martin Hallier pointed out that three story structures are not permitted in Short Beach regulations. Mr. Hallier also inquired how the building lot coverage square footage on plans was calculated, with particular interest in if the patio areas were included. Ms. Bratsenis felt that calculation was accurate to the best of her knowledge. Board proceeded with building lot coverage numbers as presented on application.

The board voted to deny request for variances 3-2. Mark Howard-Flanders, David Steinman and Andrea Boncek voted against application. Norma Bennun and Will Hochman voted for this application.

Respectfully submitted,



David Steinman - Secretary CASB ZBA

CIVIC ASSOCIATION OF SHORT BEACH
ZONING BOARD OF APPEALS
P.O. BOX 2012
SHORT BEACH, CT 06405

TO PRINT:

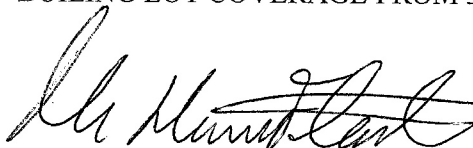
LEGAL NOTICE
SHORT BEACH ZONING BOARD OF APPEALS

ON AUGUST 6, 2012 A PUBLIC HEARING WAS HELD AT ORCHARD HOUSE, 421 SHORE DRIVE. THE SHORT BEACH CIVIC ASSOCIATION BOARD OF APPEALS MADE THE FOLLOWING DECISIONS:

APPLICATION #2012-1 APPLICATION OF JOANNE PETROSINO REQUESTING A VARIANCE OF SECTION 7.1 SCHEDULE A LINE 4 MAXIMUM HEIGHT OF BUILDINGS FROM 30' TO 35'. **DENIED**

AND REQUEST FOR VARIANCE OF SCHEDULE A LINE 5A STREET SETBACK FROM 20' TO 8'. **APPROVED**

APPLICATION #2012-2 APPLICATION OF MARGARET BRATSENIS REQUESTING VARIANCES PER SECTION 7.1 SCHEDULE A LINE 5B MINIMUM REQUIRED SETBACK FROM REAR PROPERTY LINE FROM 20' TO 9.8" AND LINE 5F MINIMUM REQUIRED SETBACK FROM SIDE OR OTHER PROPERTY LINES, SPECIFICALLY FROM A RIGHT OF WAY, FROM 6' TO 1'11" AND PER SECTION 6, MAXIMUM BUILDING LOT COVERAGE FROM 30% TO 32.9%. **DENIED**


MARK HOWARD-FLANDERS
CHAIRMAN

8/10/12

CIVIC ASSOCIATION OF SHORT BEACH
ZONING BOARD OF APPEALS
P.O. BOX 2012
SHORT BEACH, CT 06405

NO SEPTEMBER 2012 MEETING

CIVIC ASSOCIATION OF SHORT BEACH
ZONING BOARD OF APPEALS
P.O. BOX 2012
SHORT BEACH, CT 06405

NO OCTOBER 2012 MEETING

CIVIC ASSOCIATION OF SHORT BEACH
ZONING BOARD OF APPEALS
P.O. BOX 2012
SHORT BEACH, CT 06405

PUBLIC NOTICE

10/23/2012

THE ANNUAL MEETING OF THE CIVIC ASSOCIATION OF SHORT BEACH'S
ZONING BOARD OF APPEALS WILL BE HELD ON NOVEMBER 5TH, 2012 AT
THE ORCHARD HOUSE, 421 SHORE DRIVE, BRANFORD AT 7:30PM. AGENDA:
ELECT CHAIRPERSON



DAVID STEINMAN
ACTING CHAIRMAN

RECEIVED
2012 OCT 23 AM 11:15
TOWN CLERK'S OFFICE
BRANFORD, CONNECTICUT

CIVIC ASSOCIATION OF SHORT BEACH

ZONING BOARD OF APPEALS

**P.O. BOX 2012
Short Beach, Conn. 06405**

MEETING AGENDA

November 5, 2012

7:30 p.m.

The Orchard House

Only Agenda Item: Election of ZBA Chairperson

David Steinman
Secretary/ Act. Chair

Minutes of an Annual Meeting of the Zoning Board of Appeals of the
Civic Association of Short Beach, Connecticut November 5, 2012

Present: regular members David Steinman, Norma Bennun, Andrea Boncek, Tom
Horrigan and Chris Bolick; alternate members Helen Wong

Also present: CASB ZEO David Perkins

Absent: Alternate members Mark Winik Will Hochman & Mark Winik

Meeting called to order by David Steinman - 7:44 p.m.

Discussion was held regarding ZBA Board Chairman vote. David Steinman
nominated Tom Horrigan as Chairman. Unanimous vote was held nominated Tom
Horrigan as Chairman of the CASB ZBA

Discussion was held regarding support of ZEO David Perkins and how his input and
agency can be integrated in decision making.

There being no other business, meeting called to adjourn at 7:55pm by David
Steinman and seconded by Andrea Boncek.

Respectfully submitted,

David Steinman - Secretary CASB ZBA

CIVIC ASSOCIATION OF SHORT BEACH
ZONING BOARD OF APPEALS
P.O. BOX 2012
SHORT BEACH, CT 06405

NO DECEMBER 2012 MEETING