

Minutes of a Special Meeting of the Zoning Board of Appeals of the  
Civic Association of Short Beach, Connecticut January 6<sup>th</sup>, 2014

Present: Chairman Tom Horrigan, Secretary/clerk David Steinman, Norma Bennun, Helen Wong, regular members; Matt Snyder, alternate.

Absent: Reg member Chris Bolick; Alternate members Will Hochman and Mark Winik.

Meeting called to order at 7:31 p.m.

1. **Minutes:** Motion was made to accept previous meeting minutes as written.

2. **Old Business**

Application #2014-2 Public Hearing: Owner/Applicant Dennis Pantani, #333 Clark Avenue, Short Beach, CT. Requesting variance per Schedule A – section 5a minimum required setback from street line from 20’ to 12’ to accommodate planned addition. Hardship stated house predates zoning regulations. Discussion was held regarding hardship not recognized. Applicant was asked about relocating planned addition to conform. Discussion was held that rock ledge bisected building area and addition would need to be built as documented. There was no public input. Further discussion was held regarding hardships - there being ledge, large trees, and current preexisting nonconformity on the same street line.

**Vote** - in favor – Wong, Horrigan, Snyder; against – Bennun and Steinman. **Action**- Variance granted.

Application Accept #2014-1: Owner/Applicant Gerald Mastrangelo #269 Shore Drive Short Beach, CT, represented at meeting by Atty. Al Ippolito, requests per Schedule A section 4 height of building from 29.4 feet to 33.1 feet, section 5a streetline setback from 20’ to 15.5 feet where 15.5 feet exists and section 5d setback from Long Island Sound from 25 feet to 9.2 feet where 9.2 feet currently exists. The stated hardship is this property is below flood requirements while most others are not. Discussion was held regarding plan height. Opened to public input – Neighbor Manuel Rodriquez of 290 Shore Drive spoke in favor of plans, Neighbor Brad Crerar of 302 Shore Drive spoke in favor. Also submitted by applicant was petition from local neighbors in favor of building plans. Discussion was held regarding need to conform to FEMA versus Short Beach regulations of 30 feet height max. Consensus was in favor of granting this particular variance request in light of property hardships. **Vote** – unanimous in favor; **Action** – Variances granted.

3. **Bills and Correspondence:** None
4. **Adjournment:** Meeting adjourned 8:34pm.

Respectfully submitted,

David Steinman - Secretary CASB ZBA