

Minutes of February 3rd, 2015 Special Meeting of the Civic Association of Short Beach Zoning Board of Appeals.

Present: Dave Steinman (acting chairman), John Elgee (secretary), Mathew Snyder, Martin Hallier and Helen Wong.

Absent: Tom Horrigan, Norma Bennum

Meeting called to order at 7:30 P.M.

Business: Continuation of the special meeting to discuss the Application # 2014-6. Owner/Applicant Margaret Bratsenis 120 Highland Ave., Short Beach, CT. 06405. Requesting variances for the following:

- A) Schedule A. Section 5b. Rear Yard Setback from 18.10 feet (existing) to 6.00 feet (proposed).
- B) Schedule A. Section 6. Maximum Building Lot Coverage from 28.3% (existing) to 33% (proposed).

Ms. Bratsenis was represented by Atty. Richard Carella. David Perkins the CASB ZEO was also present. Concerns were raised by board as to Section 3.18 (lot area), Section 7.5 (coverage and bulk), Section 7.4 (side setbacks), and hardship. Question was also raised as to the proper legal notice of this special meeting.

After discussion of application by applicant and board motion was made by Marty Hallier, seconded by John Elgee to end public portion of hearing on 120 Highland Ave. application (Dave Steinman-yes, John Elgee-yes, Helen Wong-yes, Marty Hallier-yes, Matt Snyder-abstain).

Discussion of application by board ended with a motion by Marty Hallier and seconded by Helen Wong to approve application. Application was denied by vote of board (Helen Wong-yes, John Elgee-no, Dave Steinman-no, Marty Hallier-abstain, and Matt Snyder-abstain).

Application denied, hardship not accepted.

Marty Hallier made motion to adjourn which was seconded by John Elgee. Vote to adjourn unanimous. Meeting adjourned.

Submitted,

John Elgee

ZBA Secretary