



TOWN OF ELLINGTON

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**ZONING BOARD OF APPEALS
REGULAR MEETING AGENDA
MONDAY, APRIL 3, 2017, 7:00 PM
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

I. CALL TO ORDER:

II. PUBLIC COMMENTS (ON NON-AGENDA ITEMS):

III. PUBLIC HEARINGS:

1. V201703 – Naples Investments LLC, owner/WordCom Inc., applicant, for a variance of the Ellington Zoning Regulations Section 6.2.3-Off Street Parking Requirements: to allow a 26' x 48' second floor area to be finished as a conference room/meeting room without increasing the number of parking spaces on property located at 56 Main Street, APN 064-014-0000 in a C (Commercial) Zone. **(REQUEST TO WITHDRAW IS PRESENT)**
2. V201704 – James & Karen Whitesell, owner/applicant, for a variance of the Ellington Zoning Regulations Sections 3.2.3-Minimum Yard Setbacks and 3.2.4-Lot Coverage: to reduce the rear yard setback from 25' to 18' and increase maximum lot coverage to 47% to build a house with attached garage and deck on property located at 30 Aborn Road, APN 149-085-0000 in an R (Residential) Zone. **(OPENING OF HEARING TO BE TABLED)**
3. V201705 – Michael Schmidt, owner/applicant, for a variance of the Ellington Zoning Regulations Sections 3.2.3-Minimum Yard Setbacks: to reduce the front setback requirement from 35' to 12' for a three season room and garage on property located at 8 Walnut Street, APN 020-184-000 in an R (Residential) Zone.
4. V201706 – Sandra Cangemi, owner/applicant for a variance of the Ellington Zoning Regulations Section 3.1.2(4)-Residential Uses: to waive the requirement for a Special Permit for an accessory apartment, and Section 7.1-Accessory Apartments: to waive all the requirements of Section 7.1 on property located at 10 Cedar Street, APN 168-059-0000 in an R (Residential) Zone.

IV. NEW BUSINESS:

V. ADMINISTRATIVE BUSINESS:

1. Approval of the March 6, 2017 Meeting Minutes.
2. Correspondence/Discussion:

VI. ADJOURNMENT:

COMMISSIONERS: TO ASSIST IN ESTABLISHING QUORUMS REQUIRED TO CONDUCT MEETINGS, PLEASE CONTACT THE PLANNING DEPARTMENT IF YOU ARE UNABLE TO ATTEND A SCHEDULED MEETING. THANK YOU!