



Town of Monroe ZONING BOARD OF APPEALS

7 Fan Hill Road
Monroe, CT 06468

Planning and Zoning Department
(203) 452-2812 Fax (203) 261-6197

MEETING AGENDA

April 7, 2015 – Town Hall Council Chambers – 7:30 pm

A. OPENING of MEETING

- CALL TO ORDER
- ROLL CALL & SEATING OF ALTERNATES (if required)

B. PUBLIC HEARINGS

- **ZBA-2015-02 – 56 Swendsen Drive – Assessor Map 90, Lot 21 – RF-1 Zoning District**
Application of property owners Joseph and Angela Bacoulis, for an area variance of §3.1.6(A) of the Zoning Regulations to permit a front yard setback of 24 feet in lieu of the required 50 feet to allow for the demolition, reconstruction and expansion of an existing attached garage structure with new second story residence addition. The reconstruction proposes a setback aligned with the front wall of the existing residence building, and includes relocation of the front entry stoop (to include a new roof cover) and stairs, as well as removal of existing shed remains presently located in the front yard setback.
- **ZBA-2015-03 – 28 Easton Road – Assessor Map 45, Lot 54 – RF-1 Zoning District**
Application of property owner Jorge Santa, for an area variance of §3.1.6(A) of the Zoning Regulations to permit a front yard setback of 28.8 feet in lieu of the required 50 feet to allow for a second story addition and to permit a front yard setback of 21 feet to accommodate front steps which are currently 21.6 feet in lieu of the required 50 feet.

C. NEW and ONGOING BUSINESS

- **MEETING MINUTES / CORRESPONDENCE**
 - Previous meeting minutes
- **DELIBERATIONS / DETERMINATIONS**
 - Completed Public Hearing Items from this Agenda
- **MEETING ADJOURNMENT**

UPCOMING MEETING ITEMS – FOR SCHEDULING AND INFORMATIONAL PURPOSES

PUBLIC HEARINGS PENDING: None