



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

June 2, 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-2015-04 – 345 Monroe Turnpike – Assessor Map 21, Lot 84 – LOR Zoning District**
Application of the Connecticut Department of Transportation (applicant) for area variances of Zoning §5.1.6 (LOR District) to permit a front yard setback of 33 feet (currently 35 feet) in lieu of the required 50 feet and to permit a minimum lot size of 1.31 acres (currently 1.34 acres) in lieu of the required 1.5 acres. The area variances are a result of a State “Taking” of a portion of the subject property in association with the replacement of Bridge No. 02627 (State Project 84-106) on Monroe Turnpike (Route 111) which crosses over an unnamed watercourse. Property Owner: Baghdady Family Limited Partnership.
- **ZBA-2015-05 – 337 Monroe Turnpike – Assessor Map 21, Lot 83 – LOR Zoning District**
Application of the Connecticut Department of Transportation (applicant) for an area variance of Zoning §5.1.6 (LOR District) to permit a minimum lot size of 1.18 acres (currently 1.22 acres) in lieu of the required 1.5 acres. The area variance is a result of a State “Taking” of a portion of the subject property in association with the replacement of Bridge No. 02627 (State Project 84-106) on Monroe Turnpike (Route 111) which crosses over an unnamed watercourse. Property Owner: Jose Negreiro et al.

C. NEW and ONGOING BUSINESS

- **MEETING MINUTES / CORRESPONDENCE**
 - None
- **DELIBERATIONS / DETERMINATIONS**
 - Completed Public Hearing Items from this Agenda
- **MEETING ADJOURNMENT**

UPCOMING MEETING ITEMS – FOR SCHEDULING AND INFORMATIONAL PURPOSES

APPLICATIONS PENDING: None