

# Zoning Board of Appeals

## Town of Southington

### SOUTHINGTON ZONING BOARD OF APPEALS LEGAL NOTICE

At their Regular Meeting of **JULY 23, 2024**, the Southington Zoning Board of Appeals voted to take the following actions:

- A. **APPROVED** – ZBA #6695A, Application of LiveWell for a variance to allow a monument sign in an residential zone; variance to allow a 3<sup>rd</sup> monument sign associated with the LiveWell facility under Sections 6.A.1, 6.A,5.2.f & 8.G.3 of the Zoning Regulations, 52 Mulberry Street & 1261 South Main Street, properties of LiveWell Alliance Inc in an R-20/25 zone and in a B zone.
- B. **APPROVED** – ZBA #6696A, Application of TriState Signs and Awning for a variance to allow 37.83 sq. ft. of additional signage under Section 6.A.1 of the Zoning Regulations, 99 Executive Blvd, property of Execwest Retail LLC in a B zone.
- C. **APPROVED** – ZBA #6697A, Application of Everlast Energy LLC for a variance to allow 50.44 kW solar array where 15 kW is allowed under Section 7.B.2.3.b of the Zoning Regulations, 340 Winding Ridge, property of Michael G. & Maria E. Johnson in an R-80 zone.
- D. **APPROVED WITH STIPULATIONS** – ZBA #6698A, Application of Anisa Infante for a special exception to modify previous beer & wine permit to café license under Sections 5.D.6 & 8.G.4 of the Zoning Regulations, 57 West Main Street, property of 57 West Main Street LLC in a CB zone.
- E. **APPROVED WITH STIPULATIONS** - ZBA #6699A, Application of Anisa Infante for a special exception for patio liquor service under Sections 5.D.6 & 8.G.4 of the Zoning Regulations, 57 West Main Street, property of 57 West Main Street LLC in a CB zone.
- F. **APPROVED** – ZBA #6700A, Application of Jason & Lindsey Klemyk for a 5’ side yard setback variance under Sections 1.D & 8.G.3 of the Zoning Regulations, 77 Old Farm Road, property of Jason & Lindsey Klemyk in an R-20/25 zone.
- G. **APPROVED** – ZBA #6701A, Application of Joanna & Peter Karcz for a 14.6’ side yard setback variance & 9.3’ front yard setback variance under Sections 1.D & 8.G.3 of the Zoning Regulations, 3 Parkview Drive, property of Peter J. & Joanna L. Karcz in an R-12 zone.
- H. **APPROVED** – ZBA #6694A, Application of Jack Perry for a 12’ side yard setback variance and a 6’ front yard setback variance under Sections 1.D & 8.G.3 of the Zoning Regulations, 153 Moore Hill Drive, property of Jacek Perry in an R-40 zone.
- I. **WITHDRAWN** – ZBA #6692A, Application of Justin Grazuna for a variance to allow a pool in the secondary front yard, 20’ front yard setback variance for a pool and deck under Sections 5.C.5.3 & 8.G.3 of the Zoning Regulations, 194 Olson Drive, property of Justin M. Grazuna in an R-20/25 zone.

Dated this 24<sup>th</sup> Day of July, 2024

ZONING BOARD OF APPEALS  
Robert Ives, Chair

**Please Publish: Friday, July 26, 2024**