

# Zoning Board of Appeals

## Town of Southington

### SOUTHINGTON ZONING BOARD OF APPEALS LEGAL NOTICE

At their Regular Meeting of **OCTOBER 24, 2023**, the Southington Zoning Board of Appeals voted to take the following actions:

- A. **APPROVED** - ZBA #6665A, Application of John Flanagan for a 40 sq. ft. variance of allowable accessory shed size under Sections 2-01.A.A.1 & 15-04 of the Zoning Regulations, 42 Lawncrest Drive, property of John S. Flanagan in an R-12 zone.
- B. **APPROVED** – ZBA #6666A, Application of Paul Mariani for a 12’ side yard setback variance for an addition under Sections 7A-00 & 15-04 of the Zoning Regulations, 635 Old Turnpike Road, property of Mariani Construction LLC in an I-1 zone.
- C. **CONTINUED PUBLIC HEARING** – ZBA #6667A, Application of Tom Ragozzino for a special exception for a family flock of chickens under Sections 3-01.31.B & 15-05 of the Zoning Regulations, 149 Beecher Street, property of Louis Ragozzino Trustee in an R-12 zone.
- D. **APPROVED WITH STIPULATION** – ZBA #6669A, Application of John J. & Teresa W. Strachel for a 16 sq. ft. variance of allowable accessory structure shed size under Sections 2-01.A.A.1 & 15-04 of the Zoning Regulations, 15 Plum Orchard Road, property of John J. & Teresa W. Strachel in an R-12 zone.
- E. **APPROVED** – ZBA #6670A, Application of Sno-White Power Equipment for a 15.5’ separation distance variance for access drive to a rear lot under Sections 11-14.10 & 15-04 of the Zoning Regulations, 154 Town Line Road, property of F&S Real Estate Holdings LLC in an I-1 zone.

Dated this 25<sup>th</sup> Day of October, 2023

ZONING BOARD OF APPEALS  
Robert Ives, Chair

**Please Publish: Friday, October 27, 2023**