



Town of Woodbury Zoning Board of Appeals

281 Main Street South
Woodbury, CT 06798
203.263.3467 • www.woodburyct.org

REGULAR MEETING AGENDA

Monday, August 15, 2022 – 7:30 PM

Shove Building

281 Main Street South, Woodbury, CT

Masks Optional for Vaccinated Persons
Required for Non-Vaccinated Persons

OPENING OF MEETING

- Call to Order
- Seating of Members / Alternates

PUBLIC HEARINGS

22-ZBA-2203 – 437 Sherman Hill Road / Map 4, Lot 8A / OS-100 District / Tumer Eren (owner/applicant)

Application for the following Area Variances related to the proposed expansion of an existing non-conforming use:

- Variance of Zoning §4.2.3.1 and §7.2.2 to permit a side yard setback of 10 feet and a rear yard setback of 15 feet both in lieu of the otherwise minimum required 20 feet for an accessory hoop pole structure measuring 929 sf with a height of 14.75 feet;
- Variance of Zoning §4.2.1 to permit a total building coverage of 12.5% in lieu of the otherwise required 10% (existing coverage is presently nonconforming at 10.4%; an additional 2.1% is proposed with the addition of two new accessory hoop pole structures, measuring 929 sf and 2,075 sf respectively, for a total addition of 3,004 sf); and
- Variance of Zoning §1.4.4.1 to permit the further expansion of the nonconforming use floor area in excess of 125% with the proposed addition of two new accessory hoop pole structures, measuring 929 sf and 2,075 sf respectively, for a total expanded floor area of 3,004 sf. A prior variance approval attaining maximum expansion to 125% was previously granted under 83-ZBA-208, April 18, 1983.

OTHER BUSINESS / CORRESPONDENCE

CONSIDERATION OF MINUTES

- Meeting Minutes – 02/22/22

ADJOURNMENT

RECEIVED & FILED
IN WOODBURY, CT

This 9th day of Aug 2022
at 2:30 o'clock PM

Maria M. Mancini
Town Clerk