

**TOWN OF MANCHESTER
LEGAL NOTICE**

The Zoning Board of Appeals will hold a public hearing on February 28, 2024 at 7:00 p.m., both virtually and in person in the Lincoln Center Hearing Room, 494 Main Street, Manchester, Connecticut to hear and consider the following applications:

NAPOLITANO AND SOVERNS DEVELOPERS, LLC – application #VAR-0061-2023 – Request a variance from Art. II, Sec. 15.01.01 to allow a proposal for a zone change to Central Business District (CBD) for a property with an existing multi-unit residential home (which is not a permitted use in CBD zone) at 12 Pearl Street, Residence B zone.

AYAZ ENTERPRISES LLC – application #VAR-0001-2024 – Request a variance from Art. II, Sec. 23.03 for a proposed canopy over fueling dispensers 5.3 feet from the front property line (25 feet required) at 220 Spruce Street, Neighborhood Business zone.

At this hearing interested persons may be heard, either in person or virtually via Zoom, and written communications received. Individuals who wish to speak at or attend the virtual meeting must complete a Request to Attend Virtually form, available at <https://manct.us/meeting> by 4:00 p.m. on the day of the meeting. These individuals will need to join the Zoom meeting and will be allowed to speak when directed by the Chairman. Zoom meeting information will be sent to individuals who complete a Request to Attend Virtually form. Only individuals who complete a Request to Attend Virtually form will be allowed to join the Zoom meeting. A physical location and electronic equipment will be provided for the public to use if a written request is received at least 24 hours in advance, via email to pzcomments@manchesterct.gov, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191. Individuals may also submit comments in writing to the Planning and Economic Development Department via email to pzcomments@manchesterct.gov, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191. All written comments received by 4:00 p.m. on the day of the meeting will be presented and recorded as part of the hearing. Information about these applications will also be available online at <https://Manchesterct.gov/zba> by the Friday before the hearing.

James R. Stevenson, Chair
Zoning Board of Appeals