ZONING BOARD OF APPEALS
REGULAR MEETING
Final Minutes
June 9, 2015

Seated for the meeting were: Russell McDonough, Bill Lyman, Virginia McCormack, Lynn Conway, Alternate David Rezendes was seated for Matt Berger. Zoning Enforcement Officer Candace Palmer was also present.

Lynn Conway read the call to order at 7:02pm.

Public Hearing:

ZBA #15-09 Brendan and Amanda Murphy – Seeking a variance from ZR 5.1.1 bulk requirements to increase the FAR from 25% to 27% for the construction of a shed. Property located at 67 Moss St. Pawcatuck, CT; Assessor's Map 4 Block 24 Lot 3; Zone RH-10.

Ms. Palmer presented the application, the applicant is requesting an additional 203 s.f. above the required square footage. Their undersized lot prevents them from being able to construct the shed without a variance.

Brendan Murphy, presented the application. Mr. Murphy stated that they do not have any outdoor storage space, and having a corner lot has been difficult. The surrounding neighbors have submitted letters of support. The lot is undersized compared to the zone, their lot is 9,180SF compared to the zone which is 10,000. If their lot was that size they would not need a variance.

Ms. Conway questioned whether it will be one story the applicant agreed it was one story. Mr. Lyman questioned whether they are considering a garage. The applicant responded that they will only be constructing a shed matching to the style of the home. Mr. Lyman questioned the square footage calculation, Ms. Palmer assured that it is accurate.

Public Comment in Favor:
John Roy, spoke in support of the application.

Public Comment Against:
None

General Comment:
None

Mr. McDonough moved to approve the application, seconded by Ms. McCormack, Mr. Lyman spoke in support of the application stating it is consistent with the neighborhood and that the lot is slightly undersized, Ms. Conway agreed, Mr. Rezendes raised concern with the size of the shed, 4-1, Roll Call: Lyman – favor, McDonough – favor, McCormack – favor, Conway – favor, Rezendes – against, motion approved.

New Business:

ZBA #15-10 John H. & Chulaluk Roy – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 50' to 24' for construction of new covered porch and stairs to replace existing steps on residence. Property located at 18 Pheasant Run Rd., Stonington. Assessor's Map 148 Block 3 Lot 16; Zone RA-40.

ZBA #15-11 Darlene Orlando (Thomas Ahlgren) – Seeking a variance from ZR 5.1.1 to increase the FAR from allowed .25(existing .36) to .37 for a 48SF addition to a single family residence. Property located at 41 Palmer St., Pawcatuck. Assessor's Map 14 Block 6 Lot 7; Zone RA-15.

ZBA #15-12 Anna & Rolando deOliveira (John Bates) – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 30' to 24.5' for single family residence. Property located at 45 Lathrop Ave., Pawcatuck. Assessor's Map 14 Block 6 Lot 7; Zone RA-15.

ZBA #15-13 Mark Steinmetz – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 30' to 17' for reconfiguration of an existing roof on an accessory building. Property located at 501 Greenhaven Rd., Pawcatuck. Assessor's Map 8 Block 1 Lot 20; Zone RA-20.

Mr. Lyman moved to accept the applications, seconded by Mr. McDonough, all in favor 5-0, motion approved.

Mr. Rezendes moved to approve minutes of the May 12th meeting, seconded by Mr. Lyman, all in favor 5-0, motion approved.

Mr. Lyman moved to adjourn, seconded by Mr. McDonough, all in favor 5-0, the meeting adjourned at 7:23pm.

Lynn Conway, Secretary