

**ZONING BOARD OF APPEALS
SPECIAL VIRTUAL MEETING
Final Minutes
October 13, 2020**

Present for the meeting were James Kading, Chairman, Mark Mitsko, Jeff Walker, and Diana Lurie Boersma. Zoning Enforcement Officer Candace Palmer was also present.

Seated for the meeting were James Kading, Mark Mitsko, Jeff Walker, and Diana Lurie Boersma (seated for Nat Trumbull).

The meeting was called to order at 7:04 p.m.

Commission members and applicants accessed the meeting remotely via Webex by computer or phone.

New Business:

ZBA #20-11 Allen Clifford Fee (Arthur H. Hayward, Jr. PLS-Agent) – Seeking a variance from ZR 5.1.1 to reduce Rear Yard setback from 40' to 16' and Side Yard setback from 10' to 2.10' to construct a detached garage. Property located on 105 Masons Island Rd., Mystic. Assessor's Map 160 Block 7 Lot 14; Zone RM-20.

ZBA #20-12 Philip F. & Alison Z. Darrell (John Paul Mereen-Agent) – Seeking a variance from ZR 3.1.4.1 to reduce the non-infringement area from 100' to 50' to construct a two-story detached garage. Property located on 580 North Main St., Stonington. Assessor's Map 97 Block 1 Lot 4; Zone GBR-130.

The applications were accepted and scheduled for public hearings November 10, 2020.

Public Hearings:

ZBA #20-08 Nancy Bourne Chase – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 15% to 22% and reduce Front Yard setback from 30' to 23' to construct a 310 sq. ft. addition. Property located on 13 Richmond Lane, Mystic. Assessor's Map 161 Block 6 Lot 8; Zone RA-20. *Continued from 9.8.2020.*

Ms. Chase stated she recently broke her hip and needs to make the first-floor wheelchair accessible and a living area on that floor. Mr. Walker stated that a broken hip is a temporary situation. Ms. Chase explained due to COVID the timeline has been extended. She is trying to make the living area larger to navigate with a wheelchair. The applicant is requesting to enclose an existing porch to create the addition. Ms. Boersma stated that they are requesting a 50% increase in their current floor area ratio. Ms. Chase asked just to enclose the deck if needed, but feels it would look better with the additional space. Mr. Walker asked about the hardship. Ms. Chase explained that she was not familiar with this and asked what qualifies a hardship. Ms. Palmer read the hardship from the written application. The lot is undersized for the zone. Ms. Palmer referenced the staff report. Ms. Chase explained they have no garage and her husband is also handicapped. They are not sure about the final layout yet. She is currently using a walker and having difficulty getting upstairs to their bedroom. Ms. Palmer stated the lot is

undersized for the zone and just missed qualifying for relief provided in the regulations by two years. Ms. Chase affirmed this was a hardship for them. Tim Doyle, contractor for Ms. Chase, stated they could submit drawings. Mr. Walker stated he feels the application is incomplete and recommended continuing the application to the following month. Mr. Doyle stated they will provide additional information next month.

Mr. Walker moved to continue the application, seconded by Mr. Mitsko, all in favor 4-0, motion approved.

ZBA #20-10 Joan O. Vorster (Peter Gardner-Agent) – Seeking a variance from ZR 5.1.1 to reduce Side Yard setback from 10' to 7'1" and ZR 3.1.4.2 to reduce the non-infringement area from 100' to 45' to construct a first and second floor addition. Property located on 28 Harbor View Terrace, Stonington. Assessor's Map 104 Block 4 Lot 2; Zone RM-20 (RM-15 applies).

Mr. Gardner presented the application. They are not proposing to change the footprint of the home but would like to enclose portions of the home which causes activity in the non-infringement area. The home is pre-existing to zoning regulations. They have also received letters of support from the neighboring properties. Ms. Boersma asked about the setback variance. Mr. Gardner explained that the setback will not change and clarified the 2 variances requested. Ms. Palmer clarified the non-infringement area setback. Mr. Walker asked about the amount of added square footage. Joan responded that there will be a 500 sq. ft. addition on the second floor and a small area on the first floor. Joan stated they have submitted letters of support from the neighbors.

No Public Comment.

Mr. Kading closed the public hearing.

Mr. Walker moved to approve the application, seconded by Mr. Mitsko, all in favor 4-0, motion approved.

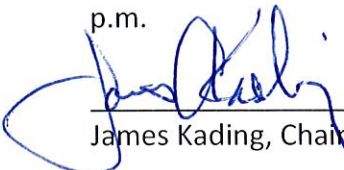
Approval of 2021 Meeting Calendar:

Mr. Walker moved to approve the meeting calendar, seconded by Mr. Mitsko, all in favor 4-0, motion approved.

Minutes:

Mr. Walker moved to approve the September 8, 2020 minutes, seconded by Mr. Mitsko, all in favor 4-0, motion approved.

Mr. Walker to adjourn, seconded by Mr. Mitsko, all in favor 4-0, the meeting adjourned at 7:43 p.m.



James Kading, Chairman