

**ZONING BOARD OF APPEALS  
SPECIAL VIRTUAL MEETING  
Final Minutes  
December 8, 2020**

Present for the meeting were James Kading, Mark Mitsko, Jeff Walker, Nat Trumbull, Jim Stanton and Diana Lurie Boersma. Zoning Enforcement Officer Candace Palmer was also present. Absent Raymond Dussault.

The meeting was called to order at 7:02 p.m.

Seated for the meeting were James Kading, Mark Mitsko, Nat Trumbull, Jeff Walker (Jim Stanton was seated for Jeff Walker and then immediately unseated) and Diana Lurie Boersma (seated for Raymond Dussault).

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

New Business:

**ZBA #20-15 Nicolas Bonnassieux** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from existing 33% to 38% and reduce South Side Yard setback from 15' to 5' to construct a 400 sq. ft. garage. Property located on 70 Denison Ave., Mystic. Assessor's Map 174 Block 9 Lot 2; Zone RH-10.

The application was accepted and scheduled for public hearing January 12, 2021.

Public Hearing:

**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 11.10.2020.*

The application was withdrawn.

**ZBA #20-13AAP Lockwood Coveside Marina, LLC / Thomas Lockwood** – Seeking to overturn the ZEO Cease & Desist Order #20-032 regarding the renovation and occupancy of a structure without the required permits. Property located on 830 Stonington Rd., Stonington. Assessor's Map 57 Block 2 Lot 11; Zone MC-80.

Per the request of the applicant, the public hearing is being rescheduled to January 12, 2021.

**ZBA #20-14 James L. Coker, IV (Robert Mercer-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 75' to 54'5" to construct a covered porch addition. Property located on 8 Mill St., Old Mystic. Assessor's Map 166 Block 4 Lot 10; Zone GBR-130/RA-40.

Robert Mercer presented the application. Mr. Mercer presented the survey taken in 2018 and gave some history on the applicant. The applicant is proposing to add a covered porch. The house sits in two zones. The majority of the lot is in GBR-130, but the home sits in the RA-40 portion. This requires them to follow the setback requirements of the GBR-130 zone. The applicant is requesting a variance to the Front Yard setback for the construction of the covered porch. The porch will not be screened in, just covered. The hardship is that the construction of the home predates zoning and the configuration of the two zones being overlaid makes it impossible to make improvements to the home without a variance. There is a neighbor abutting who Mr. Mercer has stated is in favor of the application. The home is at the end of the road.

Public Comment:

None.

Mr. Kading closed the public hearing.

Mr. Mitsko moved to approve the application, seconded by Ms. Boersma. Mr. Walker stated that the home pre-dates zoning and there are no neighbors negatively impacted. The vote was taken 5-0, motion approved.

Minutes:

Ms. Boersma moved to approve the minutes of the November 10, 2020 meeting, seconded by Mr. Mitsko, the vote was taken 4-0-1, motion approved. Mr. Trumbull abstained.

Mr. Walker moved to adjourn, seconded by Mr. Mitsko, all in favor 5-0. The meeting was adjourned at 7:27 p.m.



James Kading, Chairman