

**ZONING BOARD OF APPEALS  
REGULAR MEETING  
Final Minutes  
December 10, 2019**

Stonington Police Station, 173 South Broad St., Pawcatuck, CT

Present for the meeting were Bill Lyman, Mark Mitsko, Raymond Dussault, James Kading, and James Stanton. Zoning Enforcement Officer Candace Palmer was also present.

The meeting was called to order at 7:00 p.m.

Seated for the meeting were Bill Lyman, Mark Mitsko, Raymond Dussault, James Kading, and James Stanton (seated for Jeff Walker).

New Business:

**ZBA#19-15 Thomas Kasprzak & Morgan Adair (Advanced Group, LLC-Agent)** – Seeking a variance from ZR 5.1.1 to reduce Front Yard setback from 20' to 8' 7" and Side Yard setback from 5' to 2'9" to construct a second-floor addition with dormers. Property located on 189 Elm Street, Stonington. Assessor's Map 79 Block 6 Lot 19; Zone RM-20/RH-10 applies.

**ZBA#19-16 & CAM Frank & Victoria Cory (Theodore Ladwig-Agent)** – Seeking a variance from ZR 7.7.8.3.1 Coastal High Hazard Area to reduce the setback from 100' to 30' to demolish and reconstruct a single-family residence. Property located on 18 Roseleah Drive, Mystic. Assessor's Map 175 Block 1 Lot 32; Zone MC-80/RH-10 applies.

**ZBA#19-17 Christopher Patsiga (Theodore Ladwig-Agent)** – Seeking a variance from ZR 3.1.4.1 to reduce the non-infringement area from 100' to 80' to construct an addition. Property located on 166 Briar Patch Rd., Stonington. Assessor's Map 98 Block 1 Lot 2; Zone GBR-130, RC-120 & RR-80.

The applications were accepted and scheduled for Public Hearing on January 14, 2020.

Public Hearing:

**ZBA #19-14 Kenneth & Cindy Cardinal, Trustees**– Seeking a variance from ZR 5.1.1 to reduce Side Yard setbacks from 75' to 66' and 25' to construct a two-story garage addition. Property located on 78 Palmer Neck Rd., Pawcatuck. Assessor's Map 57 Block 3 Lot 13; Zone RC-120.

Ken Cardinal, property owner, presented the application. The home was built in 1974 in concurrence with the zoning regulations but came out of compliance when the RC-120 zone was adopted making the property owner unable to add on to the home without a variance. There is adequate land but due to placement of the home on the property and the setback calculations the entire home is within the required setbacks and a variance is needed. The proposed addition would be in line with the rear of the home not encroaching more than it is

currently. The northerly neighbor has submitted a letter of support for the application. The applicant currently does not have a garage and would like to have the storage and additional living space.

No Public Comment in Favor or Against.

General Comment:

Irene Cunningham, neighboring property owner, asked for clarification on where the garage would be constructed. The applicant reviewed the plan for her.

Mr. Lyman closed the public hearing.

Mr. Dussault moved to approve the application, seconded by Mr. Mitsko. The commission discussed their reasoning for the reasonable use of the property and hardship created by the regulations and the shape of the lot. The vote was taken, all in favor 5-0, motion approved.

Minutes:

Mr. Dussault moved to approve the minutes of the October 8, 2019 meeting, seconded by Mr. Kading, all in favor 5-0, motion approved.

Mr. Kading moved to adjourn, seconded by Mr. Dussault, all in favor 5-0. The meeting was adjourned at 7:30 p.m.

  
\_\_\_\_\_  
William Lyman, Chairman