

ZONING BOARD OF APPEALS
REGULAR MEETING
Final Minutes
February 14, 2017

Present and seated for the meeting were Matthew Berger, James Kading, Virginia McCormack, Jeff Walker, and Mark Mitsko. Zoning Enforcement Officer Candace Palmer was also present.

New Business

ZBA & CAM #17-01 Tracy O'Lari – Seeking a variance from ZR 3.1.4.2 buffer requirement to reduce the non-infringement area in a RC-120 zone from 100' to 6.9' for construction/rebuild of a 3' wall. Property located on 16 North Shore Way, Stonington. Assessor's Map 154 Block 2 Lot 10; Zone RM-20 & RC-120.

A public hearing is scheduled March 14, 2017.

Public Hearing

ZBA #16-13AAP Frederick and Catherine Deichmann – Seeking to appeal the ZEO Certificate of Zoning Compliance #16-282ZCR pertaining to ZR 2.10 private/paper streets and ZR 1.2.2 setbacks definition. Property located on 4 Ice Pond Road, Mystic. Assessor's Map 177 Block 1 Lot 5; Zone RA-20.

Ms. Palmer summarized the history of the lot.

Frederick Deichmann, applicant presented a map of the lots and explained the history of the parcel. Mr. Deichmann explained that his neighbors joined with them to purchase Lot D, half to the Deichmanns and half to the Glynn's. On Mr. Deichmann's property, the road ran between the parcel the house was on and the parcel purchased. The Deichmann's purchased the portion of Ice Pond Road running through their property to create a contiguous lot. The road is still open to anyone to utilize. They are also bound by deed restrictions on setbacks. Due to the lot being interpreted as contiguous, the setback orientations change creating non-conformance of the house, and causing the rear setback to fall in the middle of the house. This binds the applicant to requesting a variance for any changes on that side of the home as well as getting the deed restrictions changed. Mr. Deichmann is requesting that the board grant him a certificate of zoning compliance as presented in Exhibit 7. The board discussed possible configurations.

No Public Comment

Mr. Berger closed the public hearing.

Mr. Mitsko moved to approve, seconded by Mr. Walker, the vote was taken 4-1, the motion was approved.

Roll call: Walker – approve, McCormack – approve, Berger – deny, Kading – approve, Mitsko – approve

Minutes

Ms. McCormack moved to approve the January 10, 2017 minutes, seconded by Mr. Kading, all in favor 5-0, motion approved.

Mr. Kading moved to adjourn, seconded by Mr. Mitsko, all in favor, the meeting adjourned at 7:40pm.


Virginia McCormack, Secretary