

**ZONING BOARD OF APPEALS**

**REGULAR MEETING**

**Final Minutes**

**May 10, 2016**

Present for the meeting were Virginia McCormack, Mark Mitsko, Bill Lyman, Russ McDonough, and Alternate James Kading seated for Matt Berger. Zoning Enforcement Officer Candace Palmer was also present.

Acting Chairman Bill Lyman read the call to order at 7:00pm.

**ZBA #16-06 JBRV LLC (Robert Valenti)** – Seeking a variance from ZR 7.12.7.1.2 to increase the allowed wall signage from 48.5 sq. ft. to 106 sq. ft. Property located at 72 Jerry Browne Rd., Mystic, CT 06355. Assessor's Map 164 Block 2 Lot 3; GC-60.

Ms. Palmer summarized the application. The Ford oval and Valenti logo were moved to the face of the building facing I-95 and fit into the permitted amount allowed. The applicant is proposing to add back the signage to the face of the building facing Jerry Browne Road. The façade was recently modernized.

Mr. Valenti explained they are looking to add the Valenti logo and Ford oval to the building facing Jerry Browne Road. There is not currently a Ford sign on the building facing Jerry Browne Road. There are no neighbors across the street that would be disturbed. Mr. Valenti stated that if necessary he would be satisfied with only the Ford oval.

No Public Comment

Mr. Lyman closed the public hearing.

The board discussed the placement of the sign and the defined hardship.

Mr. McDonough moved to approve the application with a modification to approve 31 square feet for the Ford oval, there was no second, and the motion did not carry.

Mr. Kading moved to approve the application, seconded by Mr. Mitsko. Mr. Kading withdrew his motion.

Mr. Kading moved to approve the Ford oval of 31 sq. ft., seconded by Mr. McDonough, all in favor 5-0, motion approved.

Mr. Kading moved to approve the 27 sq. ft. Valenti sign, seconded by Mark Mitsko, 3-2, the motion failed.

Roll Call: Kading – approve, Mitsko – approve, Lyman – approve, McDonough – deny, McCormack – deny.

**ZBA #16-07 Regis & Delphine Doyonnas** – Seeking a variance from ZR 5.1.1 to reduce the 50' front yard setback to 25' to construct a deck and one story addition. Property located on 74 Wolf Neck Road, Stonington. Assessor's Map 139 Block 2 Lot 1; Zone RR-80.

Ms. Palmer summarized the application.

Peter Springsteel, project architect spoke on behalf of the applicant. The subject lot is five acres with small 1,500 sq. ft. house, which is almost entirely in the front yard setback. The hardship claimed is the pre-existing non-conformity and the topography of the land. The existing front porch is deteriorating and in need of replacement. The applicant proposes a small one story addition and new deck to tie in with the existing rear deck. The applicant reached out to their seven neighbors and received three positive responses. Ms. Doyonnas explained the responses came from their two closest neighbors and one a little further down the street.

Mr. Lyman closed the public hearing.


Mr. Mitsko moved to approve the application, seconded by Mr. McDonough, all in favor 5-0, motion approved.

Minutes

Mr. McDonough moved to approve the minutes as amended, seconded by Ms. McCormack, 4-0-1, the motion was approved.

Roll Call: Kading – approve, McCormack – approve, Lyman – abstain, Mitsko – approve, McDonough – approve.

Mr. McDonough moved to adjourn, seconded by Mr. Kading, all in favor 5-0, the meeting adjourned at 7:53pm.

  
Virginia McCormack, Secretary