

**ZONING BOARD OF APPEALS  
SPECIAL VIRTUAL MEETING  
Final Minutes  
January 12, 2021**

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

The meeting was called to order at 7:01 p.m.

Seated for the meeting were James Kading, Mark Mitsko, Nat Trumbull, Jeff Walker 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 #21-01 & CAM Peter A. Jordan & Donald J. Jordan (Peter J. Springsteel Architect, LLC-Agent)** – Seeking a variance from ZR 7.7.8.3 Coastal Jurisdiction Line setback from 100' to 40' to permit reconstruction of existing single-family residence. Property located on 8 North Shore Way, Stonington. Assessor's Map 154 Block 2 Lot 13; Zone RM-20 & RC-120.

**ZBA #21-02 Stephen F. X. & Marjorie K. Roney (Peter J. Springsteel Architect, LLC-Agent)** – Seeking a variance from ZR 5.1.1 to increase Floor Area Ratio from 15% to 20.72%, reduce Rear Yard setback from 40' to 19' and to reduce Side Yard setback from 10' to 8'10" to reconstruct a single-family residence. Property located on 1 Anchor Lane, Mystic. Assessor's Map 177 Block 2 Lot 7; Zone RA-20.

The applications were accepted and scheduled for public hearing February 9, 2021.

Public Hearing:

**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. *Rescheduled to 2.9.2021 per applicant's request.*

**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.

Mr. Bonnassieux stated he recently purchased the two-family home. They are having difficulty managing storage on site with multiple tenants and difficulty with parking due to a narrow driveway. The garage will be used for parking an additional car and storage. Mr. Walker asked if he has letters of support from neighbors. He has notified his abutters but did not receive

responses. He has had a verbal discussion with his rear neighbor. Mr. Walker asked about the hardship for the application. Mr. Bonnassieux expressed his difficulties with storage and parking on site. Ms. Boersma asked about the applicant's understanding of the state's definition of a hardship. Ms. Palmer explained the list was provided in the application. Mr. Trumbull stated the definition of hardship for the applicant. Ms. Boersma stated that she has viewed the property and saw adequate space on site for parking and there are side streets for additional parking nearby. Mr. Kading clarified the property is a two-family. The commission explained to the applicant that he currently does not meet the requirements for a hardship. Mr. Bonnassieux reiterated his issues with storage and the current configuration of the property. The applicant agreed to continue his application to the February 9, 2021 meeting.

Public Comment:

None.

Minutes:

Mr. Walker moved to approve the December 8, 2020 meeting minutes, seconded by Mr. Mitsko, all in favor 5-0, motion approved.

Mr. Walker moved to adjourn, seconded by Mr. Mitsko, all in favor 5-0. The meeting adjourned at 7:36 p.m.



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James Kading, Chairman