



TOWN OF STONINGTON
Zoning Board of Appeals
Stonington Police Station Meeting Room
173 South Broad Street
Pawcatuck, Connecticut 06379

REGULAR MEETING
AGENDA
June 10, 2014
(AMENDED)

While the public hearing is being recorded, the Board kindly asks that you refrain from making background noises that will make the tape inaudible. Please turn off all cell phones, pagers, and any other personal devices that may cause a disturbance. No new agenda item shall commence after 10:30 p.m. All business shall end at 11:00 p.m.

1. Call to Order – 7:00 p.m.
2. Election of Officers
3. Public Hearings:
 - a. **ZBA #14-06 Amy Graham** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the rear yard setback from 40' to 30' for construction of a deck. Property located at 3 Robin St., Pawcatuck. Assessor's Map 36, Block 6, Lot 9; Zone RA-20.
 - b. **ZBA #14-07 BETR Properties LLC** – Seeking a variance from ZR 3.1.4.2 to reduce the 100' non-infringement zone from 100' to 41' for the proposed deck and or patio and to the 100' non-infringement zone from 100' to 20' for the proposed 6' high solid fence. Property located at 110 Hewitt Rd., Mystic. Assessor's Map 152, Block 2, Lot 10; Zone RC-120.
 - c. **ZBA #14-08 Phillip E. Rathbun** – Seeking a variance from ZR 5.1.1 bulk requirement to reduce the side yard setback from 75' to 40' on north side and from 75' to 45' on south side of property for construction of a single family residence. Property located at 66 Palmer Neck Rd., Pawcatuck. Assessor's Map 57, Block 3, Lot 14; Zone RC-120.
4. Old Business:
5. New Business
 - a. **ZBA #14-09 - Applicant Matthew M. Mareka; Owner Lisa M. Smith** – Seeking a variance from ZR 5.1.1 to reduce left side yard from 75 ft to 26.9 ft.; right side yard from 75 ft to 13.7 ft.; rear yard from 100 ft to 86 ft; front yard from 75 ft to 40 ft, also ZR 3.1.4.2 to reduce the 100' non-infringement from 100' to 35' to allow exterior improvements and ZR 2.13.4 to allow exterior stairs on side of existing structure. Property located at 20 Jackson Ave., Mystic. Assessor's Map 182, Block 1, Lot 3; Zone RC-120/LS-5.
6. Administrative Review:
7. Review of meeting minutes: 5/13/2014
8. Adjournment:

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STONINGTON, CT.

14 JUN -9 AM 9:54

CYNTHIA LADWIG
TOWN CLERK