



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

AGENDA
SPECIAL MEETING
January 17, 2007

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. The Stonington Police Station Meeting Room is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 860.535.5095 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

1. Call to order – 7:00 p.m.
2. Public Hearing:
 - a. **ZBA #06-41 Mark R. Kepple, Esquire** – Seeking to overturn the ZEO's decision to issue Zoning Permit 06-140 ZON for the construction of a single family residence on property located at 57 Boulder Avenue, Lords Point, Stonington, CT. Assessor's Map 129, Block 16, Lot 2, Zone RM-20.
NEW SUBMITTAL: 11/14/2006
PH OPENED: 12/12/2006
PH CONT TO: 01/09/2007
PH CONT TO: 01/17/2007
3. Deliberations & Decisions:
 - a. **ZBA #06-42 Richard & Linda Skehan (Attila Keller)** – Seeking a variance of ZR 5.1.1 to increase the floor area ratio from .25 or 1,250 sq. ft. to .36 or 1,778 sq. ft. for reconstruction of an existing residence on property located at 57 Langworthy Avenue, Lords Point, Stonington, CT. Assessor's Map 129, Block 17, Lot 4, Zone RM-20.
NEW SUBMITTAL: 12/12/2006
PH OPENED: 12/12/2006
PH CLOSED: 01/09/2007
 - b. **ZBA #06-43 Judith Clinton (Jeffrey Allen)** – Seeking a variance of ZR 5.1.1 to reduce the front yard setback from 300' to 284' for a free split on property located at 2 Rose Lane, Stonington, CT. Assessor's Map 126, Block 6, Lots 8/9, Zone RC-120.
NEW SUBMITTAL: 12/12/2006
PH OPENED: 01/09/2007
PH CLOSED: 01/09/2007
 - c. **ZBA #06-44 Pawcatuck Little League, Inc. (Peter W. Hoops, Esq.)** – Seeking a variance of ZR 5.1.1 to reduce the rear yard setback from 100' to 20' for construction of a storage shed (approximate dimensions of 18' x 12' x 12' high) on property located at North Anguilla Road, Pawcatuck, CT. Assessor's Map 39, Block 1, Lot 1, Zone GB-130.
NEW SUBMITTAL: 12/12/2006
PH OPENED: 12/12/2006
PH CONT TO: 01/09/2007
PH CLOSED: 01/09/2007
4. Adjournment:

David Rathbun
Chairman