



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

AGENDA
REGULAR MEETING
February 10, 2009

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 – Regular meeting: 7:00 p.m.
2. Public Hearings:
 - a. **ZBA #08-22 – Dale & Pamela Tourville** – Seeking a variance to reduce rear yard setback from 40' to 35' and reduce side yard setback from 10' to 9'10" to rectify errors made in construction of a single family residence. Property located at 93 Sunrise Ave., Pawcatuck. Assessor's Map 7 Block 1 Lot 52. Zone RA-20.
New Submittal: 1/13/09
A-2 Survey Submitted
PH Scheduled: 2/10/09
 - b. **ZBA #09-01 – Steve Grover & Cathy Klein** - Seeking a variance from ZR 5.1.1 bulk requirements to reduce front yard setback from 30' to 9' for a 6'x10' porch; from 30' to 17.7' for a bay window and from 30' to 22' for an 18' x 22' garage. Property located at 7 Meadow Ave., Stonington. Assessor's Map 79 Block 6 Lot 22. Zone RM-20
New Submittal: 1/13/09
A-2 Survey Submitted
PH Scheduled: 2/10/09
3. Deliberations & Decisions:
4. Old Business:
 - a. **ZBA #08-17 EOF Realty LLC** – Seeking a variance from ZR 3.4.4.3 to reduce the buffer requirement for Special Use Permits from the 35' buffer to a minimum of a 15' buffer adjacent to a proposed parking area. Property located at 595 Greenhaven Rd. Assessor's Map 8 Block 2 Lot 1 & Map 8 Block 1 Lot 1. Zone RA-20.

- b. **Kleinknecht Decision** - discussion and vote regarding settlement proposal of KNL CV 07 407688, Peter Kleinknecht, et al. v. Stonington Zoning Board of Appeals in accordance with the Motion attached hereto.
 - c. **ZBA #08-18 Laurice Richards** – Seeking a variance to reduce the rear yard setback from 100’ to 72’ and increase the F.A.R. from .04 to .10 and ZR 3.1.4.2 to reduce the non infringement area from 100’ to 76’ to construct an enclosure over an existing deck. Property located at 92 Hewitt Rd. Assessor’s Map 152 Block 2 Lot 16. Zone RC-120.
5. New Business
- a. **ZBA #09-02 – Keith Bridgham (Andrew Drakos)** – Seeking a variance from ZR 5.1.1 bulk requirements to reduce front yard setback from 30’ to 14’ for the construction of an enclosed front porch. Property located at 19 Coburn Ave.,Mystic, CT. Assessor’s Map 161 Block 20 Lot 12. Zone RA-20.
New Submittal: 2/10/09
A-2 Waiver Required
 - b. **ZBA #09-03 Reynolds & Nancy Thompson** – Seeking a variance from ZR 5.1.1 to reduce the required side yard setback from 10’ to 2.5 feet , and from ZR 7.7.8.2.1 Residential Construction to permit substantial improvement to a residential structure having the lowest floor 0.3 ft above base flood elevation. Property located at 3 Allyn’s Alley, Mystic, CT. Assessor’s Map 177 Block 7 Lot 8. Zone RA-20.
New Submittal: 2/10/09
A-2 Survey Submitted
6. Review of Outstanding Minutes:
June, 10, 2008
July 8, 2008
August 12, 2008
October 14, 2008
November 12, 2008
December 9, 2008
January 13, 2009
7. Correspondence:
8. Adjournment:

David Rathbun
Chairman