

**Zoning Board of Appeals
REGULAR MEETING
February 8, 2011
Minutes**

Final

Chairman David Rathbun called the meeting to order at 7:00. In attendance were members Lynn Conway, Neil Canavan, David Rezendes and alternates Jack Guyol and Frederick Deichmann. The ZEO Joseph Larkin was present.

Public Hearings:

ZBA #10-19 Carlos & Marcia Pacheco – Seeking a variance from ZR 5.1.1 bulk requirements to reduce the front yard setback from 30' to 25' and the rear yard setback from 40' to 38' for an addition and a deck. Property located at 5 Oriole St, Pawcatuck. Assessor's Map 36 Block 7 Lot 10. Zone RA-20.

There was a question regarding the spelling of Mrs. Pacheco's first name since the front of the application and the signature page were not the same. The correct spelling is Marcia. Mr. Larkin verified that the address advertised was correct. The ZEO reviewed the application. Contractor Ed Cekala Jr. claimed the growing family needed more room and storage and wanted a rear addition and deck to the ranch house. He claimed that after last year's flooding they lost basement storage space and needed more.

Deliberations: Chairman Rathbun seated Mr. Guyol for this application. Mr. Rezendes made the motion to approve the application. Ms. Conway was not clear about the hardship. The issue of whether a wet basement was a hardship and if alternatives might be possible. Mr. Canavan seconded the motion and it was unanimously approved.

Deliberations & Decisions – Current Applications None

Old Business: None

New Business:

a. **ZBA #11-01 Joseph Burdick Sr.** – Seeking a variance from ZR 5.1.1 to reduce front yard setback from 50' to 45' and reduce side yard setback from 25' to 10' for construction of an addition. Property located at 86 Barnes Rd., Stonington. Assessor's Map 73 Block 2 Lot 3. Zone RR-80

b. **ZBA #11-02 Dorinda Elliott & Alan Ignatius** – Seeking a variance from ZR 5.1.1 bulk requirements to increase the F.A.R. from .38 (1,643 s.f) to .40 (1,743 s.f.) and to reduce side yard setback from 15' to 1' for a 100 s.f. shed. Property located at 51 Trumbull Ave., Stonington. Assessor's Map 100 Block 11 Lot 17. Zone RH-10

c. **ZBA #11-03 Bilander LLC** – Seeking a variance from ZR 5.1.1 BR to reduce the front yard setback from 75' to 34'1" for an addition. Property located at 287 Pequot Trail, Pawcatuck. Assessor's Map 38 Block 1 Lot 2. Zone GB-130.

d. **AAP #11-04 Frederick Blackall** - Request ZBA overturn the Zoning Enforcement Officer's Cease & Desist #10-104. Property located at 34 West Broad St., Pawcatuck. Assessor's Map 3 Block 28 Lot 2. Zone DB-5.

Mr. Rezendes made a motion to schedule the four new applications for Public Hearing at the March 8th meeting. Ms. Conway seconded. The motion was unanimously approved.

Review of Meeting Minutes: None

ZEO's Report: Mr. Larkin presented a Zoning Compliance request for a new single family residence located at 37 Castle Hill Rd. in Pawcatuck that has a minor encroachment into the front yard setback. Mr. Larkin did not believe the encroachment warranted a variance as it was relatively minor. The issue was discussed by the Board and they agreed that the property owner did not need to apply for a variance.

Adjournment: Ms. Conway made the motion to adjourn. Mr. Rezendes seconded. The motion was unanimously approved. Chairman Rathbun adjourned the meeting at 7:42 p.m.


Neil Canavan, Secretary