

**TOWN OF STONINGTON**  
**Zoning Board of Appeals**  
**REGULAR MEETING**  
**February 14, 2012 - Final Minutes**

David Rezendes presided as acting Chairman in David Rathbun's absence. He called the February 14, 2012, Town of Stonington's Zoning Board of Appeals meeting to order at 7:08 p.m. Members in attendance were David Rezendes, Neil Canavan, Lynn Conway, and alternate Virginia McCormack. Matt Berger arrived at 7:12 p.m. Also in attendance was Zoning Enforcement Officer Joe Larkin. David Rathbun, Jack Guyol and Frederick Deichmann were absent.

**Public Hearing:**

**ZBA #11-22 Hery W.S. & Amie S. Han** – Seeking a variance from ZR 2.8 Undersized Lots - adjacent & ZR 2.9 Undersized Lots-other to reinstate dissolved property line and allow construction of a single family residence. Property located at Ingersoll St., Pawcatuck Avenue, and Hawley St., Pawcatuck, CT. Assessor's Map 26 Block 3 Lots 1,7,8 & 9. Zone RR-80.

Mr. Rezendes opened the Public Hearing and seated Mr. Canavan, Mr. Berger, Ms. Conway and Ms. McCormack.

Zoning Officer Joe Larkin reviewed the application. He explained that the applicant would like to split off the 35,000 s.f. lot and the 10,000 s.f. lot. The Meardys live behind the property owned by the Hans.

Architect Chuck Canavan showed how the neighborhood of small lots was originally laid out. In his opinion, spot zoning of the RR-80 zone made all the lots undersized. They are requesting that the three lots remain with the existing house and separate out the second lot. Without splitting the lot, it would not be possible for Mr. Han to build a house large enough for his family that would be in keeping with the size of the houses in the neighborhood.

Ms. Conway clarified that in 1979 the zoning regulations were changed to require all undersized lots owned by a single owner to be merged to form more conforming lots. In the 1960's, these lots currently owned by Mr. Han, were owned by various owners. The Hans are seeking to create two lots which would be closer to conforming to the F.A.R. for the RA-40 zone. The owner intends to refurbish the original house and perhaps add an addition and then build a new residence on the other lot.

Public Comment In Favor: Mr. Han spoke about his hope to be able to build another house on the property.

Public Comment General: Cynthia Meardy asked where on the lot the proposed house would be located. Mr. Canavan stated that the house would front on Pawcatuck Avenue.

Mr. Rezendes closed the Public Hearing at 7:48 p.m.

Mr. Berger made the motion to deny the application. Ms. McCormack seconded. Mr. Berger said that he felt the applicant was asking for a spot zone of RA-40 to placed within a RR-80 zone. Ms. Conway was torn and felt there was a basis for the variance but was concerned about long term implications for the other lots in the zone. The application was unanimously denied.

**Review of meeting minutes:** January 10, 2012, Mr. Berger made motion to approve. Ms. Conway seconded. The minutes were unanimously approved.

**Adjournment:** Mr. Berger made the motion to adjourn. Ms. Conway seconded. The meeting was adjourned at 8:02 P.M.

  
Lynn Conway, Secretary