



Town of
North Stonington, CT
ZONING BOARD OF APPEALS

TUESDAY, SEPTEMBER 19, 2017 – 7:00 P.M.

**SENIOR CENTER
HOLLY GREEN PLAZA
391 NORWICH-WESTERLY ROAD
NORTH STONINGTON, CT 06359**

AMENDED AGENDA

The Zoning Board of Appeals will not meet on Tuesday,

September 19, 2017, the New Applications will be automatically received on

09/19/17 & set for Public Hearing on October 17, 2017

NEW APPLICATIONS:

A. ZBA Application #17-004 (Variance), of Courtney Gumbiner, 156 Mystic Rd. N. Stonington, CT 06359, located on the northerly side of Rt. 201 approximately 1200 feet west from the intersection of Jeremy Hill Rd. with Rt. 201 in an R-60 Zone. Tax Map #107, Lot #9664. Applicant is requesting a variance to Section 404.1 (Setback Dimensions) to reduce the front yard setback from 50' to 21' from corner of house to southwesterly boundary. The variance is needed to bring the existing breezeway & patio into zoning compliance to resolve pending enforcement.

B. ZBA Application #17-005 (Appeal), of Robert Broccolo, 32 Denison Hill Rd. N. Stonington, CT 06359, located on the east side of Denison Hill Rd. approximately 2100 feet north from the intersection of Rt. 216 & E. Clarks Falls Rd., with E. Clarks Falls Rd. in an R-80 Zone. Tax Map #98, Lot #3033. Applicant is appealing the decision made by the Zoning Enforcement Officer regarding the improper use of the property by having multiple units in violation of Section 107 of the regulations.

C. ZBA Application #17-006 (Variance), of Thomas W. Burdick, Sr., 10 Old Depot Rd., Charlestown, RI 02813, for property located on the north side of Armstrong Pentway approximately 710 feet east from the intersection of Wyassup Lake Rd. with Armstrong Pentway known as 44Q Wyassup Lake Rd. in an R-80/SUO Zone. Tax Map #70, Lot #3935. Applicant is requesting a variance to Section 313.1C (Driveway Width) to reduce from 12 feet to 10 feet and Section 404.1B (Setback Dimensions) Driveway to be 10 feet from abutting property line. Reduce from 10 feet to 1 foot. The variance is needed to construct a seasonal single family resident.

Charlie Burger, Chairman
Zoning Board of Appeals