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# Zoning Board of Appeals Agenda 05/16/2017 Amended

Attachments:

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Size: 3K Last Updated: 2017/5/15



Town of  
**North Stonington, CT**  
ZONING BOARD OF APPEALS

**TUESDAY, MAY 16, 2017 – 7:00 P.M.**

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

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**AMENDED AGENDA**

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1. **CALL MEETING TO ORDER:**
  
2. **ROLL CALL:**
  
3. **ADDITIONS TO THE AGENDA:**

**4. PUBLIC HEARINGS:**

**ZBA Application #17-001**, of Thomas J. Taylor, for property owned by Brian & Brooke Stout, located at 90 Main St., N. Stonington, CT 06359 Tax Map #109, Lot #4655 Applicant is requesting a variance to the following sections: 305.2 (Non-Conforming Buildings & Structures) 305.3 (Non-Conforming Lots); Section 702 & 702.3 (Village Preservation Overlay District); Section 404 (Yard Setback Requirements); Section 201.3 (Conflicting Standards). The following variances may be needed to construct a dormer to construct a new interior stair to meet current building code & accommodate a bathroom on the 2<sup>nd</sup> floor & to reduce the front yard setback from 30' to 24' at the ridge of the existing primary structure, allowing the addition of bulk (dormer) to the existing primary structure.

*(PH scheduled for 05/16/17; received on 04/18/17; & Board must act on or by 06/19/17)*

**5. PENDING APPLICATIONS:**

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**ZBA Application #17-001**, of Thomas J. Taylor, for property owned by Brian & Brooke Stout, located at 90 Main St., N. Stonington, CT 06359 Tax Map #109, Lot #4655 Applicant is requesting a variance to the following sections: 305.2 (Non-Conforming Buildings & Structures) 305.3 (Non-Conforming Lots); Section 702 & 702.3 (Village Preservation Overlay District); Section 404 (Yard Setback Requirements); Section 201.3 (Conflicting Standards). The following variances may be needed to construct a dormer to construct a new interior stair to meet current building code & accommodate a bathroom on the 2<sup>nd</sup> floor & to reduce the front yard setback from 30' to 24' at the ridge of the existing primary structure, allowing the addition of bulk (dormer) to the existing primary structure.

**6. NEW APPLICATIONS:**

**ZBA Application #17-002**, of Stephanie Torlone, 43 Button Rd., N. Stonington, CT 06359 Tax Map #43, Lot #8629 Applicant is requesting a variance to the following sections: 305.2(c) (Non-Conforming Buildings & Structures) & Section 404.1 (Setback Dimensions). The following variance is needed to put an 8 x 30 addition on a non-conforming pre-existing garage. *(Board to receive on 05/16/17, & set for PH on 06/20/17)*

**7. NEW BUSINESS:**

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**8. OLD BUSINESS:**

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**9. CORRESPONDENCE:**

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**10. REVIEW MINUTES:**

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Review minutes of January 17, 2017 meeting

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**11. ADJOURNMENT**

Charlie Burger, Chairman

Zoning Board of Appeals