



TOWN OF
North Stonington, CT
ZONING BOARD OF APPEALS

TUESDAY, JULY 18, 2017

REGULAR MEETING

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

MINUTES APPROVED ~ OCTOBER 17, 2017

1. **CALL TO ORDER:** Chairman Charlie Burger called the Regular Meeting of the North Stonington Zoning Board of Appeals to order at 7:00 p.m. at the Sr. Center, Holly Green Plaza.

BOARD MEMBERS PRESENT: Charlie Burger, Chairman, James Lord, Vice-Chair, Robin Hall, Secretary, Heather Chrissos and Candy Palmer

COMMISSIONERS ABSENT: Alternate Members Amy Kimball and Gary Thompson

STAFF PRESENT: Administrative Assistant Cheryl Konsavitch Planning, Development & Zoning Official Juliet Hodge

2. **ADDITIONS TO THE AGENDA:** None

3. **PUBLIC HEARINGS:**

Secretary Hall read the Rules of Procedure into the record.

Seated: C. Burger, J. Lord, R. Hall, H. Chrissos, C. Palmer

ZBA Application #17-003, of Elisabeth Eixarch-Queralt, 92 Main St., N. Stonington, CT 06359 Tax Map #109, Lot #4523 in an R-40 zone. Applicant is requesting a variance to the following sections: 305.2(c) (Non-Conforming Buildings & Structures) & Section 404.1 (Setback Dimensions) to reduce the front yard setback from 30' to 5' in the vicinity of the house and to increase the cubical content of the non-conforming structure by 318 sq. ft. The following variance is needed to put an addition on a non-conforming pre-existing house.

Mr. Thomas Taylor, Architect and Elisabeth Eixarch-Queralt were present for this application.

Mr. Taylor went over the application stating that the house was built in 1818 and is called a half house, constructed so that another half could be added in the future as the family grew. Mr. Taylor stated the proposed addition represents an historically appropriate addition to a ½ house, conforms to the existing front yard setback, and R-40 side yard setback but the addition would be increasing the cubicle content of a non-conforming structure.

The Board had no issues with the presentation.

J. Hodge went over her application review and stated the applicant seeks a variance from the front yard setback from 30' to 5' to construct a 318 sq. ft. addition to the existing house. Like most of the homes along the north side of Main Street, the house is located almost entirely within the front yard setback. The addition will extend 12' along Main Street and 26' 4" to the rear, running along the side building line. The bulk of the existing house is only 26' 4" deep and currently only sits 5' back from the property line, therefore all but a few feet of the main living area structure is within the front setback. The addition will mimic the shape and design of the existing historic home.

J. Hodge stated that she believes the addition would not likely detract from the historic character of the village nor will it adversely affect neighboring property values. The applicant has claimed hardship in this application is that the existing historic structure and its location close to the road predates zoning. Per the VPOA Regulations, a new house or new accessory structure would actually be required to be located within the front setback to be consistent with the abutting houses and to preserve the village character.

Chairman Burger asked if there were any questions or comments from the public pertaining to this application. There were none.

Chairman Burger asked if there was anyone from the public speaking for this application. The following person spoke:

Elisabeth Eixarch-Queralt

Chairman Burger asked if there was anyone speaking against this application. There were none.

Chairman Burger asked if the applicant had any general remarks or summarization. Mr. Taylor stated that he had covered everything in his presentation.

MOTION by C. Palmer, SECOND by R. Hall to close the Public Hearing on application #17-003. MOTION CARRIED UNANIMOUSLY

4. PENDING APPLICATIONS:

ZBA Application #17-003, of Elisabeth Eixarch-Queralt, 92 Main St., N. Stonington, CT 06359 Tax Map #109, Lot #4523 in an R-40 zone. Applicant is requesting a variance to the following sections: 305.2(c) (Non-Conforming Buildings & Structures) & Section 404.1 (Setback Dimensions) to reduce the front yard setback from 30' to 5' in the vicinity of the house and to increase the cubical content of the non-conforming structure by 318 sq. ft. The following variance is needed to put an addition on a non-conforming pre-existing house.

Seated: C. Burger, J. Lord, R. Hall, H. Chrissos, C. Palmer

MOTION by C. Palmer, SECOND by J. Lord to approve application #17-003 for a variance to Section 305.2C of the Zoning Regulations to allow an increase in cubical content of a non-conforming structure and to Section 404.1 of the Zoning Regulations to reduce the required front yard setback in a R-40 Zone from 30' to 5' to accommodate the proposed 318 ft. addition.

The reasons to approve are as follows:

1. A strict application of the Regulations unreasonably restricts the use of the applicant's property for permitted uses allowed in the zone, and causes an unusual hardship unnecessary to carrying out the general purposes of the zoning plan. Proposed addition does not adversely affect neighboring property values nor does it alter the historic character of the structure.

2. The variance requested is in harmony with the general purpose and intent of the Regulations specifically Section 702.3 to preserve existing building line setbacks in the Village Preservation Overlay Zone.

3. Approval of the variance would not adversely affect the public health, safety, welfare, and value of the surrounding properties.

MOTION CARRIED UNANIMOUSLY

5. **NEW APPLICATIONS:** None

6. **NEW BUSINESS:**

7. **OLD BUSINESS:** None

8. **CORRESPONDENCE:** None

9. **REVIEW MINUTES:**

Review minutes of June 20, 2017 meeting

MOTION by C. Palmer, SECOND by J. Lord to accept the minutes of June 20, 2017 as written. MOTION CARRIED UNANIMOUSLY

10. **ADJOURNMENT:**

MOTION by C. Palmer, SECOND by J. Lord to adjourn the meeting at 7:30 p.m. MOTION CARRIED UNANIMOUSLY.

Respectfully Submitted,

Cheryl Konsavitch

Cheryl Konsavitch, Administrative Assistant
Zoning Board of Appeals