

**BOROUGH OF STONINGTON
ZONING BOARD OF APPEALS
REGULAR MEETING**

August 15 2013

7:30 PM

Borough Hall

ROLL CALL: Chair Bob Montgomery called the meeting to order at 7:30 PM. In attendance were Peg Abramson, Jim Hicks, Rob Casey, Moira O'Malley and Zoning Officer David Atkinson

PUBLIC HEARING:

Application # Z 13-02: 4 Denison Avenue, Carl and Rebecca Bardy, Owners. Application for variances from Sections 2.9.2.1, 5.3.3 and 11.2 of the Stonington Borough Zoning Regulations for the construction of an exterior deck/porch on the existing building. The property is located in the RP District.

ZO Atkinson explained Enforcement Order sent to owner Carl Bardy regarding unauthorized construction and expansion of existing porch, deck and stairs. Property was existing non-conforming, and structure was expanded in violation of Floor Area Ratio, Lot Coverage and Setbacks. Applicant Carl Bardy explained construction and application. O'Malley questioned new assessor's card she had downloaded, Bardy explained that he requested assessor to update, and that it showed current condition. Discussion of number of units. Bardy said units decreased from 4 to 3. Neighbors Jim Quinn, Charles Hatton, Eileen Jachym and Stu Malcolm spoke in opposition.

The Public Hearing was closed at 8:37 PM. Motion to deny variances and uphold Zoning Officer's Enforcement Order as there is insufficient hardship to expand deck, porch and stair was made by Casey, seconded by Hicks, vote unanimous. Motion carried. Application denied.

APPROVAL OF MINUTES:

May 16, 2013. Motion to approve made by O'Malley, seconded by Abramson. Vote in favor unanimous

ADJOURNMENT: 8:41 PM