

CITY OF NORWICH
ZONING BOARD OF APPEALS
July 9, 2019
Meeting Minutes

The regular meeting of the City of Norwich Zoning Board of Appeals was called to order at 7:02 p.m. Roll call was taken.

PRESENT: Marc Benjamin, Chairman
Dorothy Travers
Peter Cuprak
Robert Phoenix
Gregory Schlough Alternate

ABSENT: David Martin
Kevin Saythany, Alternate

OTHERS: Richard Shuck, Zoning Enforcement Officer, and Katherine Rose,
Recording Secretary

Marc Benjamin called the meeting to order at 7:00 p.m. Marc Benjamin stated all seated members would be voting on all matters.

D. COMMUNICATIONS: None.

E. ACCEPTANCE OF MINUTES: Robert Phoenix made a motion to accept the May 14, 2019 minutes. Gregory Schlough seconded. Motion passed unanimously.

F. OLD BUSINESS: None.

G. NEW BUSINESS:

- 1. Appeal #19-01.** Appeal of Cease and Desist for the Non-Permitted Expansion of a Non-Conforming Use on the property located at 145-147 Franklin Street. Property of Alirio Gaitan; Application of Alirio Gaitan, Assessor's Map# 102, Block# 4, Lot# 86.

Marc Benjamin read into the record correspondence from Attorney Santa Mendoza in regards to this Appeal requesting a continuance from June 2019 to July 2019 and again a continuance to the August 2019 meeting.

Marc Benjamin stated it was his recommendation to open the Appeal in order to prevent a time lapse issue and then continue the discussion until next month.

Robert Phoenix made a motion to open the appeal and continue testimony until the next meeting. Gregory Schlough seconded. The motion passed unanimously.

- 2. V# 19-04: 22 Rose Street.** Request Variance of ZR Sec. 4.8.5 Non-conforming Building and Uses, to construct a 25x25 (626 sf.) addition to a non-conforming residential home in the General Commerce (GC) zoning district. Also request variance of ZR Sec. 1.1 Residential Bulk Requirements to reduce the side yard setback from 10 ft. to 2 ft. on the south property line; and relief from Sec. 1.1 to increase the allowable lot coverage requirement from 25% to 27.1%. Property of Peter, Mark P., and Donna M. Doroshevich; Application of Donna M. Doroshevich, Assessors Map #117 Block # 4 Lot

47

Richard Shuck read into the record Exhibits A-H.

Attorney Sikandar Rana of 121 Broadway, Norwich introduced himself along with the applicant Donna Doroshevich and Kevin Doroshevich of 22 Rose Street, Norwich and William Hedrick of 8 Norman Road, Apt. D, Norwich.

Donna Doroshevich explained that her mother who cared for her father William Hedrick passed so her father has been staying at her home at 22 Rose Street since his doctors have recommended he not live alone. Donna Doroshevich stated it is a hardship for them to all dwell in the existing size of the home so they felt the best option was to add-on an efficiency apartment.

Robert Phoenix questioned if the 25 x 25 foot space was the minimum that could be done. Donna Doroshevich stated they were open to adjusting if needed but they have gone over the area with a builder and that was their recommendation. Robert Phoenix asked if there has been any outside interested on the existing corner lot. Donna Doroshevich stated she has been in contact with the property owner Gary Ritacco who was unavailable to attend this meeting but has no issues with the expansion.

The applicants introduced a basic suggested floor plan marked as Exhibit I. Discussion ensued over design and where entrance into main home would sit.

William Hedrick stated the hardships for his family are the size of his existing living space not being appropriate for him coupled with his medical conditions.

Marc Benjamin clarified the home is currently non-conforming as is and therefor even requesting the minimum size addition requires a variance.

Robert Phoenix made a motion to close the public hearing. Gregory Schlough seconded. Motion passed unanimously.

H. DISCUSSION AND POSSIBLE DECISIONS:

- 1. Appeal #19-01.** Appeal of Cease and Desist for the Non-Permitted Expansion of a Non-Conforming Use on the property located at 145-147 Franklin Street. Property of Alirio Gaitan; Application of Alirio Gaitan, Assessor's Map# 102, Block# 4, Lot# 86.

The Appeal was tabled for discussion until next month's meeting.

- 2. V# 19-04: 22 Rose Street.** Request Variance of ZR Sec. 4.8.5 Non-conforming Building and Uses, to construct a 25x25 (626 sf.) addition to a non-conforming residential home in the General Commerce (GC) zoning district. Also request variance of ZR Sec. 1.1 Residential Bulk Requirements to reduce the side yard setback from 10 ft. to 2 ft. on the south property line; and relief from Sec. 1.1 to increase the allowable lot coverage requirement from 25% to 27.1%. Property of Peter, Mark P., and Donna M.

Doroshevich; Application of Donna M. Doroshevich, Assessors Map #117 Block # 4 Lot # 47

Robert Pheonix made a motion to open the application for discussion. Peter Cuprak seconded. Motion passed unanimously.

Robert Phoenix stated he felt the application could be approved due to the significant special requirements of the new construction because of the layout of the lot. Dorothy Travers and Gregory Schlough agreed that the size of the lot does not allow for many options and the proposed design is minimal.

Robert Phoenix made a motion to pass the variance due to the existing hardship of the lot size. Peter Cuprak seconded. Motion passed unanimously.

- I. **OTHER MATTERS:** Marc Benjamin stated as a follow up to last month's discussion regarding digitizing minutes there is a new email system being implemented for city employees that may impact the Commission's decision on the matter. Marc Benjamin stated discussion could continue at next month's meeting when all members are present.
- J. **ADJOURNMENT:** A motion was made by Marc Benjamin to adjourn at 7:32 PM. Gregory Schlough seconded. The motion carried unanimously.

Respectfully submitted,
Katherine Rose
Recording Secretary