

Draft

**THE CITY OF GROTON
ZONING BOARD OF APPEALS
MEETING MINUTES
TUESDAY, NOVEMBER 23, 2004**

**MUNICIPAL BUILDING
COUNCIL CHAMBERS
7:40 PM**

I. ROLL CALL

Present: D. Rugh, Chairman; K. Harkins; R. Walker C. Casey; J. Zeppieri

Absent: F. Ellis

Also Present: J. Quinn, Zoning and Building Official

II. APPROVAL OF MINUTES

Zoning Board of Appeals minutes of October 26, 2004.

Motion: R. Walker

Second: K. Harkins

Decision: Approved unanimously

III. PUBLIC HEARING

Public Hearing opened at 7:40 p.m.

1. ZBA Application #439, applicant Treasure Phillips of 166 Smith Street, Groton, CT for a variance for relief from the following section of the city of Groton zoning Regulations to grant relief from the Groton Zoning Regulations (Section 4.42 (a) (1)) to allow a sign of 6 square feet in lieu of the 2 square feet required. The property is located at 166 Smith Street, Groton, in the Residential Zone R5.2 and identified as PIN # 168806495907.

Exhibits presented:

- | | | |
|----------------------|-----------------------------|--------------------------|
| 1. Agenda | 6. Letter to Day | 11. Park & Rec Review |
| 2. Notice of Hearing | 7. Copies of Day Legals | 12. F.D. Review |
| 3. Application | 8. Letter from Zoning Dept. | 13. Petition - Neighbors |
| 4. Plot Plan | 9. Memorandum | 14. Pictures |
| 5. Certified Mailing | 10. P.D. Review sheet | 15. |

Mr. Phillips – applicant

Presented petition from neighbors and pictures of sign in front yard.

2. ZBA Application #440, applicant Dwight Dutton of 86 Tyler Avenue, Groton, CT for a variance for relief from the following section of the City of Groton Zoning Regulations to allow over 25% lot coverage (Section 2.36 (a)), to allow an accessory building to be placed closer than 4' to a property line (Section 4.24 (b)), and to allow an accessory building to be higher than 15' (Section 4.24 (d)). The property is

located at 86 Tyler Avenue, Groton, in the Residential Zone R5.1 and identified as PIN # 168707688911.

Exhibits presented:

- | | | |
|------------------------|----------------------|-----------------------|
| 1. Agenda | 6. Letter to Day | 11. Moukawsher letter |
| 2. Notice of Hearing | 7. Memorandum | 12. Detailed print |
| 3. Application | 8. Park & Rec Review | 13. |
| 4. Plot Plan w/ pics | 9. P.D. Review | 14. |
| 5. *Certified Mailing* | 10.D. Review | |

Rev. Dutton , applicant #440

No Basement: 284 sq feet over 11,521 sq feet.

25 % of lot

Height

Set back

Lot coverages

Motion to suspended meeting for applicant to go home and get Certified Mailing receipts.

Seconded: R. Walker; J. Zeppieri

Decision: Approved unanimous

½ hour passed.

Motion: Deny: Walker, Zeppieri, Gergen, Rugh

In Favor: Harkins

Decision: Denied

8:30 p.m. ZBA #439 deliberations ended.

Back to ZBA #440 at 8:35 p.m.

Out of suspension.

Public Hearing closed at 9:10

Motion to deny applicant #439 by R. Walker

Seconded by J. Zeppieri

Denied by E. Gergen, D. Rugh

In favor: K. Harkins

Motion made by Zeppieri to approve application #440.

Seconded by R. Walker. Rugh to approve

Deny: K Harkins, E. Gergen

Motion to approve failed

Reason: No hardship

IV. OTHER BUSINESS

V. ADJOURNMENT

**Motion to adjourn: K. Harkins
Seconded by R. Walker**

Meeting adjourned at 9:20 p.m.

Dwaine Rugh, Chairperson