

City of Norwich
Zoning Board of Appeals
Tuesday August 16, 2016
City Hall, 100 Broadway
Room 335
7:00 pm

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Determination of Quorum
- E. Communications:
- F. Acceptance of June 14, 2016 meeting minutes
- G. Old Business: None
- H. New Business:

1. V#16-07 – Application of Mikasa International Income Tax Service for property located at 2 Central Avenue in a General Commercial (GC) zoning district. In accordance with Sec. 5.1.3.2 Required off-street parking: to allow mixed residential & commercial use. 10 spaces required, request reduction to 6 to allow for the conversion of retail to professional office.

2. V#16-08 – Application of Irving Small for property located at 32 Carroll Avenue in an R-40 zoning district. In accordance with Sec. 1.1 Residential bulk requirements 30' side yard setback required request reduction to 12'; 50' rear yard setback required request reduction to 46' for the construction of a 10' x 12' deck.

3. V#16-09 – Application of O'Reilly Automotive Stores, Inc. for property located at 460 & 474 West Main Street in a General Commercial (GC) zoning district. In accordance with Section 5.3.1, 50' wide landscape buffer strip required request reduction to 20' to allow the extension of parking & trash enclosure within required buffer.

4. V#16-10 – Application of Sound Garrett Norwich, LLC for property located at 646 Boswell Avenue and owned by Seafood Etc. Inc. located in a General Commercial (GC) zoning district. In accordance with Sec. 5.1.3.2 reduction of parking spaces required for a 7,544 SF building from 30 spaces to 25 spaces as by conditions of the land. Section 5.3.1.1 reduction of buffer width on the south property line from 20' required to 10'.

- H. Application of Discussion/Decisions on Applications:

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I. Other Matters:

K. Adjournment