

REGULAR MEETING
City of Norwich
Zoning Board of Appeals
Tuesday March 10, 2020
23 Union Street – Lower level
7:00 pm

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call and Seating of Alternates
- E. Communications:
- F. Acceptance of February 11, 2020 regular Meeting minutes
- G. Old Business: None
- H. New Business:
 - 1. **V# 20-01** – Request variance of ZR Sec. 6.5.2 to permit residential use below or beneath the first floor within a mixed use building and request for variance of sec. 6.5.5 to permit the square footage of residential use to exceed the square footage of commercial use in a mixed use building. Application of Elya M. Zabner, Member of New England Rose, LLC. for property located at 77-91 Main St. Assessor’s Map# 102, Block# 6, Lot# 15, CC Zoning District, Owner: New England Rose, LLC.
 - 2. **V# 20-02** – Request relief of ZR Sec. 4.15 to allow for the construction of a 21 ft. tall retaining wall. Also requesting relief from ZR Sec. 2.1 to construct a retaining wall 10 ft. from the street line. Application of Plaza Enterprises C/O Lester Gorin, for property located at 107-113-117 Salem Tpk. Assessor’s Map# 115, Block# 1, Lot# 1, PC Zoning District, Owner: Plaza Enterprises
 - 3. **V# 20-03** - Request for a variance of Sec. 4.8, Nonconforming Building and Uses to expand a nonconforming use by constructing a 22 ft. x 14 ft. dormer on the rear of a nonconforming residential home in the Neighborhood Commercial Zoning district. Application of Isabel Rentas, for property located at 108 Oneco St. Assessor’s Map# 84, Block# 1, Lot# 3, NC Zoning District, Owner: Isabel Rentas
- I. Discussion and Possible Decisions:
 - 1. **V# 20-01** – Request variance of ZR Sec. 6.5.2 to permit residential use below or beneath the first floor within a mixed use building and request for variance of sec. 6.5.5 to permit the square footage of residential use to exceed the square footage of commercial use in a mixed use building. Application of Elya M. Zabner, Member of New England Rose, LLC. for property located at 77-91 Main St. Assessor’s Map# 102, Block# 6, Lot# 15, CC Zoning District, Owner: New England Rose, LLC.
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3. **V# 20-03** - Request for a variance of Sec. 4.8, Nonconforming Building and Uses to expand a nonconforming use by constructing a 22 ft. x 14 ft. dormer on the rear of a nonconforming residential home in the Neighborhood Commercial Zoning district. Application of Isabel Rentas, for property located at 108 Oneco St. Assessor's Map# 84, Block# 1, Lot# 3, NC Zoning District, Owner: Isabel Rentas

J. Other Matters:

K. Adjournment: