

REGULAR MEETING
City of Norwich
Zoning Board of Appeals
Tuesday December 10, 2019
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 October 8, 2019 regular Meeting minutes
- G. Old Business:
- H. New Business:
 - 1. **V# 19-09: 120 Broadway.** Request a variance of ZR Sec. 6.5.5 to allow the square footage of residential uses in a mixed use building to exceed the square footage of commercial uses, by converting 1,436 sf. of commercial square footage on the second floor to a residential use. Property of Unicorn Investments, LLC. Application of Mark L. Dickinson, Assessor's Map #102, Block #2, Lot #11&17
 - 2. **V# 19-10 114 Yantic Road.** Request for a variance of ZR. Sec. 1.1 Residential Bulk Requirements to reduce rear yard setback from 30 ft. to 1 ft. also request variance of Sec.1.1 to increase the maximum lot coverage from 20% to 29% where 23% exists. Application of Paul Bernier, Owner(s); Paul Bernier and Richard White Jr.; Assessors Map #49, Block 1, Lot(s) #54, R-20 Zone
 - 3. **V# 19-11 14 Banas Ct.** Request for a variance of Sec. 4.8, Nonconforming Building and Uses to expand a nonconforming use by constructing an attached 10 ft. x 14 ft. sunroom on the nonconforming residential home in the General Commercial Zoning district. Application of Christopher Glynn, Owner; Christopher and Christine Glynn Assessors Map #116, Block 2, Lot(s) #16.
 - 4. **V# 19-12 177 Otrobando Ave.** Request for a variance of Sec. 2.1, Commercial Bulk Requirements to reduce the front yard setback from 30ft. to 17 ft.. Also seeks variance to reduce the side yard setback from 25 ft. to 14 ft. ; Application of JTMG Company, LLC, Owner; JTMG Company, LLC Assessors Map #66, Block 1, Lot(s) #10.

I. Discussion and Possible Decisions:

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J. Other Matters:

1. Discussion on format of meeting materials
2. 2020 Calendar
3. Discussion Appeal A-19-01 – 145-147 Franklin St

K. Adjournment: