

**CITY OF NORWICH
ZONING BOARD OF APPEALS
February 9, 2021
Regular Meeting Minutes**

The regular meeting of the City of Norwich Zoning Board of Appeals was called to order at 7:07 p.m. Roll call was taken.

PRESENT: Robert Phoenix
Dorothy Travers
David Martin
Peter Cuprak
Gregory Schlough

ABSENT: Marc Benjamin, Chairman

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

David Martin called the meeting to order at 7:04 p.m. David Martin stated all seated members would be voting on all matters.

A. COMMUNICATIONS: None.

B. ACCEPTANCE OF MINUTES: Robert Pheonix made a motion to accept the minutes of Tuesday November 10, 2020 with one last name revision. Peter Cuprak seconded. All in favor. The motion passed unanimously.

C. OLD BUSINESS: None.

D. NEW BUSINESS:

1. **V# 21-01 – 13 Beebe Rd.** Application of Greg Case for property located at 13 Beebe Rd. for the requested variance of sec. 1.1, Residential Bulk Requirements, to reduce the front yard setback from 50 ft. to 28 ft. and reduce the rear yard setback from 50 ft. to 46 ft., Also requested variance of sec. 4.14.1 to construct an accessory structure within the front yard setback; for the purpose of constructing a 20 ft. x 26 ft. pavilion.

Richard Shuck read into the record Exhibits A - H.

Homeowner Greg Case stated he is looking to construct a pavilion for a swim spot, an in-place swimming device, and required the variance as the existing 50 foot setback in either direction rendered the 100 foot property unusable for any proposed structure. Greg Case discussed the history of the property and stated the proposed structure would be three feet below the surrounding grade so that it was less visible to neighbors. Greg Case

stated that part of his plan would be to plan an adjacent hedge to increase the natural look of the project and to further remove the structure from the neighborhood sightline. Robert Phoenix asked for clarification on the style of structure to which Greg Case responded there would be a concrete foundation with retaining walls built into an existing hole in the foundation. Greg stated the structure would have all four sides open with the option to work with closeable shutters depending on what the application approval required. Gregory Schlough asked what was the proposed floor-to-ceiling height of the structure to which Greg Case responded the top of the post eaves would be approximately 7 feet with a peaked roof which would reach approximately 12 feet.

Luis Lopez stated he lived across the street from the property and the home was barely visible as-is so he felt the structure would not impede the look of the area or negatively affect the property.

Robert Phoenix made a motion to close the public hearing at 7:31 pm. Gregory Schlough seconded. All voted in favor. The motion passed unanimously.

2. **V# 21-02 – 54 McClellan Ave.** Application of Richard Rushford for property located at 54 McClellan Ave. in the R-40 Zoning District. Assessor's Map# 78, Block# 1, Lot# 63, Request a variance of sec. 1.1, Residential Bulk Requirements, to reduce the side yard setback from 30 ft. to 10 ft. to allow for the construction of a carport on the west property line. Owner, Richard Rushford

The applicant was not in attendance.

E. DISCUSSION AND POSSIBLE DECISIONS:

1. **V# 21-01 – 13 Beebe Rd.** Application of Greg Case for property located at 13 Beebe Rd. for the requested variance of sec. 1.1, Residential Bulk Requirements, to reduce the front yard setback from 50 ft. to 28 ft. and reduce the rear yard setback from 50 ft. to 46 ft., Also requested variance of sec. 4.14.1 to construct an accessory structure within the front yard setback; for the purpose of constructing a 20 ft. x 26 ft. pavilion.

Robert Phoenix motion to approve the application. Peter Cuprak seconded. Robert Phoenix noted the application was another situation where a property was made non-conforming by zoning regulations created after the property was developed, being as the applicant stated it is impossible to construct with on a 100-foot deep property with a 50 foot setback in either direction. Robert Phoenix continued that the proposed structure would not be obtrusive, would fit the existing home style and

serve a utility purpose. Gregory Schlough agreed and added that the addition of shrubbery by the applicant was an improvement to the neighborhood. All voted in favor. The motion passed unanimously.

2. **V# 21-02 – 54 McClellan Ave.** Application of Richard Rushford for property located at 54 McClellan Ave. in the R-40 Zoning District. Assessor's Map# 78, Block# 1, Lot# 63, Request a variance of sec. 1.1, Residential Bulk Requirements, to reduce the side yard setback from 30 ft. to 10 ft. to allow for the construction of a carport on the west property line. Owner, Richard Rushford

Robert Phoenix made a motion to table the application to the next regularly scheduled meeting. Dorothy Travers seconded. All voted in favor. The motion passed unanimously.

F. OTHER MATTERS: None.

G. ADJOURNMENT: Robert Phoenix made a motion to adjourn at 7:41 PM. Dorothy Travers seconded. All voted in favor. The motion passed unanimously.

Respectfully submitted,
Katherine Rose
Recording Secretary