

CITY OF NORWICH ZONING BOARD OF APPEALS
February 14, 2023
Regular Meeting Minutes
Hybrid Meeting
ZOOM & Room 335, City Hall, Norwich

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: Marc Benjamin, Chairman
 David Martin
 Robert Phoenix
 Dorothy Travers
 Gregory Schlough

ABSENT: None

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

Marc Benjamin called the meeting to order at 7:00 p.m. Marc Benjamin stated all members would be voting on all matters.

A. COMMUNICATIONS: None.

B. ACCEPTANCE OF MINUTES: Robert Phoenix made a motion to accept the November 10, 2022 minutes. Gregory Schlough seconded. All voted in favor. The motion passed unanimously.

C. OLD BUSINESS: None.

D. NEW BUSINESS:

1. **V# 23-01: 90 West Thames St.: Request for relief from ZR Sec. 1.1, Residential Bulk Requirement; to reduce the side yard setback from 10 ft. to 4.5 ft. on the northern lot line for the construction of a 24 ft. x 24 ft. detached garage. Property of Greg Dorsett, Application of Greg Dorsett., Assessors Map # 118, Block # 001 Lots # 002, MF Zone**

Richard Shuck showed a copy of a Norwich Public Utilities GIS map of the property on screen for all to view. Richard Shuck explained that when Mr. Dorsett originally submitted the application NPU requested the proposed garage sit 10 feet off of the sewer line. Richard Shucks stated that the reworked plan has the garage 4.5 feet off of the northern property line, 11 feet from the sewer pipe and 16 from the right-side property line. Marc Benjamin asked if not for sewer pipe, would the existing setbacks allow for the proposed garage location. Richard Shuck responded that was correct

and that the pipe was the hardship presented. Richard Shuck reported that one email was received from the abutter to the left who is closest to the property line. Richard Shuck read the email from Lizabeth Cershaw into the record which stated she was in favor of the garage being built in the proposed location. Gregory Dorsett of 90 West Thames Street stating he is looking to build the garage to house his antique vehicle. Gregory Dorsett confirmed that is seeking to build a two-car garage and that the sewer pipe is dictating where the garage can be placed. Gregory Dorsett clarified for David Martin that the garage may run slightly into the existing driveway. Robert Phoenix asked if there was a garage under the home to which Gregory Dorsett answered that there was and it was part of the basement. Gregory Dorsett stated for the record that his hardships are the location of the pipe and configuration of the lot, so a variance is required in order for the garage to be built.

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

E. DISCUSSION AND POSSIBLE DECISIONS:

- 1. V# 23-01: 90 West Thames St.: Request for relief from ZR Sec. 1.1, Residential Bulk Requirement; to reduce the side yard setback from 10 ft. to 4.5 ft. on the northern lot line for the construction of a 24 ft. x 24 ft. detached garage. Property of Greg Dorsett, Application of Greg Dorsett., Assessors Map # 118, Block # 001 Lots # 002, MF Zone**

Gregory Schlough made a motion to approve the application. Robert Phoenix seconded. Gregory Schlough stated that the NPU sewer line setback requirements create a unique hardship along with the configuration of the lot. Robert Phoenix echoed what was said regarding the hardships. David Martin added that the location of the driveway and needed access to the proposed garage also presents restrictions so that the proposed location is the only viable option. Marc Benjamin agreed with the points made about the utility encumbrance and unique shaped lot. All voted in favor. The motion passed unanimously.

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- Richard Shuck stated he sent out email correspondence to the board regarding an appeal received for the decision on the Forest View application from Attorney Block. Richard Shuck stated that Attorney Driscoll has responded, which can be viewed on the Connecticut Judicial website but he would also distribute the response to the board. Marc Benjamin discussed with Richard Richard Shuck that there was not any action to be taken on behalf of the Board at this time. Discussion ensued.

Robert Phoenix noted he would not be in attendance for the regularly scheduled March meeting.

G. ADJOURNMENT: A motion was made by Robert Phoenix to adjourn at 7:20PM. Dorothy Travers seconded. All voted in favor. The motion passed unanimously.

Respectfully submitted,
Katherine Rose
Recording Secretary

DRAFT