

**CITY OF NORWICH
ZONING BOARD OF APPEALS
July 14, 2020**

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: Marc Benjamin, Chairman
 Dorothy Travers
 David Martin
 Peter Cuprak
 Gregory Schlough

ABSENT: Robert Phoenix

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

Marc Benjamin called the meeting to order at 7:16 p.m. Marc Benjamin stated all seated members would be voting on all matters.

A. COMMUNICATIONS: Richard Shuck stated he received a referral recommendation letter from the Commission on City Planning in regards to V# 20-04 159 Dunham St. Peter Cuprak made a motion to accept the letter into the record. Gregory Schlough seconded. All voted in favor. The motion passed unanimously.

B. ACCEPTANCE OF MINUTES: Dorothy Travers made a motion to accept the minutes of Tuesday June 9, 2020. Gregory Schlough seconded. All in favor. The motion passed unanimously.

C. NEW BUSINESS: None.

D. OLD BUSINESS:

1. **Continued V# 20-04 – 159 Dunham St.** Application of Alexander Gebbie, Member of Westledge Apartments, LLC, Assessor's Map# 117, Block# 1, Lot# 15, R-20 Zoning District, Owner: Elfrieda Harvey, Request relief of ZR Sec. 4.1.1 to permit the use of the existing single family home as a rental office, with a conference room, and parking, all to be ancillary to the Westledge Apartments.

A referral letter was received by the Commission on City Planning with no additional comments from the Zoning Board of Appeals. Gregory Schlough made a motion to close the application for discussion. David Martin seconded. All in favor. The motion passed unanimously.

E. DISCUSSION AND POSSIBLE DECISIONS:

- 1. V# 20-04 – 159 Dunham St.** Application of Alexander Gebbie, Member of Westledge Apartments, LLC, Assessor's Map# 117, Block# 1, Lot# 15, R-20 Zoning District, Owner: Elfrieda Harvey, Request relief of ZR Sec. 4.1.1 to permit the use of the existing single family home as a rental office, with a conference room, and parking, all to be ancillary to the Westledge Apartments.

Gregory Schlough made a motion to accept the application to permit the use of the existing single family home as a rental office, with a conference room, and parking, all to be ancillary to the Westledge Apartments, with the following recommendations made by the Commission on City Plan to be conditions of approval of the variance:

- That the property at 159 Dunham is deed restricted so that it shall only be a leasing office of the Westledge property and that no other commercial use would be permitted. Should the property no longer be utilized for a leasing office/mail room, the dwelling must be converted back for single-family residential use.
- That the appearance of the single-family dwelling remain to not adversely affect the existing residential neighborhood.
- That the properties either be connected by a pedestrian walkway or that the developer trim and maintain the trees along the existing sidewalk to provide access between the two sites.
- That signage be restricted to only on the building itself and that none be placed in the front yard as not to look like a commercial property.

Dorothy Travers seconded. Gregory Schlough stated he was glad to see that the recommendations from the CCP included signage. Marc Benjamin agreed and stated the recommendations benefit the developer while protecting the property. Dorothy Travers also agreed that the letter addressed all points previously discussed by the ZBA. Gregory Schlough noted the hardship at hand is the lack of reasonable use of the property. All in favor. The motion passed unanimously.

F. OTHER MATTERS: None.

G. ADJOURNMENT: Dorothy Travers made a motion to adjourn at 7:34 PM. Peter Cuprak seconded. The motion passed unanimously.

Respectfully submitted,
Katherine Rose
Recording Secretary

