

BOROUGH OF STONINGTON
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES

June 21, 2012

7:30 PM

Borough Hall

ROLL CALL:

Chairman Bob Montgomery called the meeting to order at 7:30 PM. In attendance were regular members Peg Abramson, Moira O'Malley, Robert Casey, Sara Vagliano and alternate Jim Hicks. Jim Hicks was appointed a voting member for this meeting.

PUBLIC HEARING:

Application # Z 12-01: 26 Church Street, Borough of Stonington, Owner, Peter Springsteel, Architect. Application for variances from Sections 2.4, 2.9.2.1 and 5.3.3 of the Stonington Borough Zoning Regulations for the reconstruction of an exterior stair on the existing Borough Hall building. The property is located in the RP District.

Architect Peter Springsteel presented the application. Existing stair is too steep and narrow with inadequate handrails. Stair is deteriorating. New stair must be constructed to meet life safety codes. New stair will increase lot coverage and floor area ratio. Hardship stated is that existing building is non-conforming in terms of lot coverage and floor area ratio.

The Public Hearing was closed at 7:45 PM

O'Malley made a motion to approve the application for the variances listed due to the hardship of the existing building exceeding allowable coverage and FAR, and new stair must be built larger to meet building codes. Seconded by Casey, Vote in favor unanimous. Variances approved.

APPROVAL OF MINUTES:

January 20, 2011. Motion to approve minutes made by O'Malley, seconded by Casey, vote in favor unanimous.

ADJOURNMENT:

The meeting was adjourned by the Chairman at 7:55 PM.

A tape recording of the meeting is available for listening to by the public in the Borough Zoning Office