

**CRESCENT BEACH ASSOCIATION ZONING BOARD OF APPEALS  
CRESCENT BEACH CENTER  
37 BAYVIEW AVENUE  
NIANTIC, CT 06357  
REGULAR MEETING AGENDA  
MAY 10, 2022  
7:00PM**

- I. The meeting was called to order by J. Pasquale at 6:54pm.
- II. Roll Call: Regular members present: J. Pasquale, P. Byrnes, S. Osso  
Alternates present: T. Deshefy-Longhi, D. Beachy
- III. Determination of Quorum (seating of alternates as necessary): Three regular members present; Alternates T. Deshefy-Longhi and D. Beachy seated.
- IV. Approval of Agenda: P. Byrnes moved; T. Deshefy-Longhi second as amended to add approval of minutes from April 12, 2022 MMC.
- V. Approval of minutes from April 12, 2022: D. Beachy moved, T. Deshefy-Longhi second, MMC.
- V. Old Business - none
- VI. New Business
  - a) Discussion of Appeal #22-02 for variance by Cathy Foto and Anna Meyer, applicant, for property located at 6 North Avenue, Niantic, CT 06357, Assessor's Map No. 08.1, Lot Number 114, of Section 2.4.3 of the Crescent Beach Association Zoning Regulations.

Motion to approve Appeal #22-02 variance request:

The Crescent Beach Association Zoning Board of Appeals, having considered the factors pursuant to Section 6 of the Bylaws, Ordinances and Regulations of the Crescent Beach Association and Section 8 of the Connecticut General Statutes, written and oral information provided by the applicants, information received from the public, the Commissioners' knowledge of the area finds:

- 1) there is an existing garage approximately 19 feet wide and 18 feet deep built circa 1925 that has a pre-existing side yard setback non-conformity of approximately 2 feet to the west property line of Lot 155 from the side wall

of the garage, and a pre-existing rear yard setback non-conformity of 4 ½ feet to the property line of Lot 119 from the rear wall of the garage.

- 2) the applicants wish to raze the existing garage and build a new garage approximately 22 feet wide by 25 feet deep creating a new footprint with a side yard setback of 10 feet in compliance with Section 2.4.3 of the regulations and thus eliminating the pre-existing side yard non-conformity.
- 3) the applicants request a variance of Section 2.4.3 of the Regulations to maintain the pre-existing rear yard setback of 5 ½ feet to the property line of Lot 119.
- 4) the requested variance of Section 2.4.3 of the Regulations does not increase the pre-existing non-conformity and is harmony with the surrounding neighborhood and general purpose and intent of the regulations with due consideration for conserving the public health, safety, welfare and property values.

The Crescent Beach Association Zoning Board of Appeals finds the proposed razing of an existing garage and construction of a new garage does not increase the non-conformity, and therefore based on the foregoing and other information of record, grants the Appeal #22-02 for variance by Cathy M. Foto and Anna Meyer for property located at 6 North Avenue, Assessor's Map 08.1, Lot 114, of Section 2.4.3 of Crescent Beach Association Zoning Regulations.

Moved: P. Byrnes; Second Deshefy-Longhi – Approved Unanimously

VII. The meeting was adjourned at 7:08pm.

Attest:  
Pamela J. Byrnes, Secretary

05/14/2022