

**PUBLIC HEARING
CRESCENT BEACH ASSOCIATION ZONING BOARD OF APPEALS
CRESCENT BEACH CENTER
37 BAYVIEW AVENUE
NIANTIC, CT 06357
MAY 10, 2022
6:30PM
MINUTES**

- I. The meeting was called to order by J. Pasquale at 6:32pm.
- 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: Moved, P. Byrnes, Second T. Deshefy-Longhi, MMC
- V. 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.
 1. Applicant Anna Meyer presented the variance request:
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. 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.
- VI. Public Input
 1. Betty Marr, 64 Terrace Avenue, Niantic, CT spoke in favor.
 2. MaryLyn Booth, 30 Worth Avenue, Niantic, CT spoke in favor.
 3. F. Moreno, 20 Tabernacle Avenue, Niantic, CT submitted a letter in favor.
- VII. The Public Hearing was adjourned at 6:49pm

Attest:
Pamela J. Byrnes, Secretary

05/14/2022