

REGULAR MEETING
City of Norwich
Zoning Board of Appeals
Tuesday March 12, 2019
23 Union Street – Lower level
7:00 pm

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call and Seating of Alternates
- E. Communications:
 - Re-appointment of Marc Benjamin
- F. Acceptance of January 8, 2019 regular Meeting minutes
- G. Old Business:
 - 1. **A# 18-01:** Continuation Appeal of Decision by Zoning Enforcement Officer regarding the determination of residential and commercial units located on the property at 227 West Town Street. Property of Opal Capital Inc.; Application of Robert Lindsley, Assessors Map #58 Block # 1, Lot # 7, NC Zone
- H. New Business:
 - 1. **V#18-14: 249 Baltic Road.** Request Variance of ZR Sec. 1.1 Residential Bulk Requirements to allow the reduction of the existing 40,510 sq. ft. \pm lot to 37,782 \pm sq. ft. where the minimum required in the R- 40 Zone is 40,000 sq. ft. Property of James Vallario; Application of Matthew B Geanacopoulos, on behalf of the State of Connecticut DOT, Assessors Map #2 Block # 1 Lot #1
 - 2. **V#18-15: 256 Baltic Road.** Request Variance of ZR Sec. 1.1 Residential Bulk Requirements to allow the reduction of a nonconforming lot from the existing 14,374 sq. ft. \pm lot to 14,203 \pm sq. ft. where the minimum required in the R- 80 Zone is 80,000 sq. ft. Property of Raphael O. Bettencourt; Application of Matthew B Geanacopoulos, on behalf of the State of Connecticut DOT, Assessors Map #2 Block # 1 Lot # 13
- I. Discussion and Possible Decisions:
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 - 3. **V#18-15: 256 Baltic Road.** Request Variance of ZR Sec. 1.1 Residential Bulk Requirements to allow the reduction of a nonconforming lot from the existing 14,374 sq. ft. \pm lot to 14,203 \pm sq. ft. where the minimum required in the R- 80 Zone is 80,000 sq. ft. Property of Raphael O. Bettencourt; Application of Matthew B Geanacopoulos, on behalf of the State of Connecticut DOT, Assessors Map #2 Block # 1 Lot # 13
- J. Other Matters:
 - 1. Election of Officers
- K. Adjournment: