

CITY OF NORWICH ZONING BOARD OF APPEALS
April 14, 2026
7:00 PM
Regular Meeting Minutes
Hybrid Meeting
ZOOM & Lower Level Conference Room
23 Union Street, Norwich, CT

The regular meeting of the City of Norwich Zoning Board of Appeals was called to order at 7:00 p.m. Roll call was taken.

PRESENT: Chairman Marc Benjamin
David Martin
Edward Aberbach
Robert Phoenix
Paul Butcher

ABSENT: Dorothy Travers

OTHERS: Richard Shuck, Zoning Enforcement Officer.

Chairman Marc Benjamin called the meeting to order at 7:00 p.m. Chairman Marc Benjamin stated that Edward Aberach was now a regular voting member and that Paul Butcher would be seated as an alternate voting member.

A. COMMUNICATIONS: None.

B. ACCEPTANCE OF MINUTES: Robert Phoenix made a motion to accept the March 10, 2026 regular meeting minutes, as amended. David Martin seconded. Chairman Marc Benjamin, David Martin, Edward Aberbach and Robert Phoenix voted in favor. The motion passed unanimously.

C. OLD BUSINESS: None.

D. NEW BUSINESS (Public Hearing):

1. **V# 26-02: 3 Sabrinas Court** – Relief from sec. 3.1.A.2 to reduce the western front yard setback from 50 ft. to 49 ft. to accommodate a 12 inch soffit overhang; to reduce the southern front yard setback from 50 ft. to 49 ft. to accommodate a 12 inch soffit overhang and rear deck; to reduce the side yard setback from 30 ft. to 20 ft. to construct a 12 x 16 deck on the rear of the home. Property of Jonathan Graf, Application of David Smith Assessors Map 104, Block 001, Lot 008. R-40 Zone

Robert Phoenix made a motion to Exhibit List 1-8 as presented on screen for all to view and to waive the reading of the list. David Martin seconded. All voted in favor. The motion passed unanimously.

David Smith of Dependable Contracting Services in Taftville stated that the

applicant was seeking zoning relief on the front corner of the home and side yard in order to install proper 12-inch overhangs onto the home as well as install a rear deck. David Smith explained the reason for the variance was the presence of wetlands and septic as well as the property being a corner lot. Discussion ensued regarding the progression of the project. David Martin clarified that the home had been built but the deck was not, which David Smith confirmed. Robert Phoenix asked how the egress from the deck would be accommodated. David Smith responded there would be a flight of stairs designed to meet building code that would not project out further from the home than the 12 feet requested in the variance for the deck. Edward Aberbach asked the distance from the deck to the closest property line, to which David Smith responded it was about 92 to 102 feet away.

Robert Phoenix made a motion to close the public hearing at 7:17PM. David Martin seconded. All voted in favor. The motion passed unanimously.

E. DISCUSSION AND POSSIBLE DECISIONS:

- 1. V# 26-02: 3 Sabrinas Court –** Relief from sec. 3.1.A.2 to reduce the western front yard setback from 50 ft. to 49 ft. to accommodate a 12 inch soffit overhang; to reduce the southern front yard setback from 50 ft. to 49 ft. to accommodate a 12 inch soffit overhang and rear deck; to reduce the side yard setback from 30 ft. to 20 ft. to construct a 12 x 16 deck on the rear of the home. Property of Jonathan Graf, Application of David Smith Assessors Map 104, Block 001, Lot 008. R-40 Zone

Robert Phoenix made a motion to approve the application as presented and conveyed that he did not feel the oversight of the appropriate overhangs were the fault of the applicant. Paul Butcher seconded. Robert Phoenix noted that building plans typically include an indication to the limits of a building and that it appeared as though during the plan review the inclusion of the soffits was not questioned. David Martin agreed and felt the request was reasonable for the size of the home. Chairman Marc Benjamin added that the deck requested would only be 10 feet deep which he too agreed was reasonable. Discussion ensued regarding the zoning of soffits and gutters. All voted in favor. The motion passed unanimously.

F. STAFF UPDATES: Discussion ensued regarding acquiring new board members.

G. ADJOURNMENT: Robert Phoenix made a motion to adjourn at 7:33PM. Edward Aberbach seconded. Chairman Marc Benjamin, David Martin, Edward Aberbach, Paul Butcher and Robert Phoenix voted in favor. The motion passed unanimously.

Respectfully submitted,
Katherine Rose
Recording Secretary