

Town of Essex - Zoning Board of Appeals

**29 West Avenue
Essex, CT 06426**

Record of the Vote

April 17, 2012 – Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, April 17, 2012 at 7:30 p.m. in Room A of the Essex Town Hall. Members present were Stu Ingersoll, Michael Noto, Al Daddona, Paul Greenberg and Doug Demarest. Also present, Michael Wells Legal Counsel to the Board and Stella Beaudoin, Recording Secretary.

Motion made by Stu Ingersoll to open the pubic hearing on **Application #12-10 on behalf of Mark Edwards, property located at 5 Gates Road, Essex, CT Assessor's Map 69 Lot 13 RU District. This application will be heard at the May 22, 2012 meeting.**

Motion seconded by Doug Demarest and passed unanimously 5/0/0.

Motion made by Stu Ingersoll to open the pubic hearing on **Application #12-11 on behalf of Nicolas Libert, property located at 38 Main Street, Ivoryton, ct, Assessor's Map 56 Lot 12, VR district. This application will be heard at the May 22, 2012 meeting.**

Motion seconded by Doug Demarest and passed unanimously 5/0/0.

Motion made by Michael Noto to approve a Variance for **Application #12-6 on behalf of Melissa Burch, property located at 10 Carol Drive, Ivoryton, CT Assessor's Tax Map 81 Lot 4-18, RU District** requesting a variance of Section 61B of the Essex Zoning Regulations. This is an application to allow a storage shed on the property that would increase lot coverage to 9% where 7.5 is the maximum allowed. The hardship is that the property predates zoning regulations. The variance is granted in accordance with the plans as submitted.

Motion seconded by Paul Greenberg and passed unanimously 5/0/0.

Motion made by Doug Demarest to grant a variance to **Application #12-8 on behalf of James L. Kerr, property located at 133 Saybrook Road, Essex, CT Assessor's Map 71 Lot 20, RU District** for the expansion of the kitchen. The applicant has withdrawn the application for a variance for a side setback and the area coverage and the applicant is asking only to retain the request for the kitchen which is a front yard setback. The hardship is the preexisting building which was constructed long before zoning and any modification of the building would require a variance as it is entirely located within the front setback. The addition will be constructed in accordance with the drawings submitted by the applicant related to the front setback.

Motion seconded by Al Daddona and passed unanimously 5/0/0.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary