

Town of Essex - Zoning Board of Appeals
29 West Avenue
Essex, CT 06426

RECORD OF THE VOTE

June 19, 2012 – Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, June 19, 2012 at 7:30 p.m. in Room A of the Essex Town Hall. Members present were Stu Ingersoll, Paul Greenberg, Michael Noto, Lynn Faulstick and Doug Demarest. Also present, John Bennet, Legal Counsel to the Board and Stella Beaudoin, Recording Secretary.

Mr. Ingersoll called the meeting to order at 7:32 p.m.

Motion made by Stu Ingersoll to deny a Variance for **Application #12-13 on behalf of Philip Unghire, 40 Pond Meadow Road, Ivoryton, CT**, Assessors Map 83 Lot 10-1, RU District, requesting a variance to Section 45D.3 of the Essex zoning regulations to allow an accessory apartment to have a total floor area of more than 1/3 the total area of the principal structure and to be located in below-ground basement area. The Variance is denied on the basis that there is no hardship shown.

Motion seconded by Lynn Faulstick and passed unanimously deny this application.

Motion made by Lynn Faulstick to approve a Variance for **Application 12-15 on behalf of Susan Malan, 34 Grove Street, Essex, CT**, Assessors Map 27, Lot 53, VR District, requesting variances to sections 40C, 40d, 40I.1, 50d and 60B of the Essex zoning regulations to allow a storage shed on the property that would increase lot coverage to 8.56% where 7.5% is the maximum allowed. Also, to allow a proposed roof over an existing non-conforming deck to be located 13 feet from the front property line where 30 feet is required. The hardship associated with this proposal is that this property is a nonconforming lot and it was in place prior to zoning. The topography of the property also presents a hardship. This proposal is approved in accordance with the plans as submitted.

Motion seconded by Paul Noto and passed unanimously.

Motion made by Lynn Faulstick to grant a Variance for **Application 12-16 John and Carrie Kolb, 20 North Main Street, Essex, CT**, Assessors Map 27 Lot 53, VR District requesting variances to sections 40C, 40D, 40I.1, 50D and 60B of the Essex zoning regulations. This is an application to allow an 84 s/f kitchen expansion on a single family residence to a point 23 feet from a side property line where 25 feet is required and to allow an expansion of a non conforming dormer that is 25.5 feet from the front property line where 30 feet is required. Also this application requests an increase in lot coverage from 20 to 20.87% where 7.5% is the maximum allowed. The variance is granted based on the hardship associated with the nonconforming lot which predates zoning. The amount of increase in coverage is insignificant. This variance is based on the plans as submitted.

Motion seconded by Michael Noto and passed unanimously.

Motion made by Michael to deny without prejudice a Variance for Application #12-17 on behalf of Susan McNamara, 32 Hemlock Drive, Essex, CT, Assessors Map 73 Lot 3, RU district, requesting variances to sections 40C, 40D, 50D, and 61B of the Essex zoning regulations to allow a 392 s/f expansion to a detached garage that was approved by the ZBA in 2007, and to allow lot coverage to increase to 10.8% where 7.5% is the maximum allowed. This variance request is denied without prejudice with the understanding that the applicant has the right to reapply with a rendering of the proposed garage to reflect all of the dimensions including the upper floor.

Motion seconded by Doug Demarest and passed unanimously.

Motion made by Lynn Faulstick to accept the minutes of the regular meeting of May 15, 2012.

Motion seconded by Michael Noto and passed unanimously.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary

The proceedings of the June 19, 2012 Public Hearing were recorded on 1 card. Please speak with the Essex Zoning Office for further information.