

Town of Essex - Zoning Board of Appeals

**29 West Avenue
Essex, CT 06426**

Record of the Vote

June 21, 2011 – Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, June 21, 2011 at 8:00 p.m. in Room A of the Essex Town Hall. Members present were Stu Ingersoll, Al Daddona, Doug Demarest, Paul Greenberg and Lynn Faulstick. Also present, Michael Wells, legal counsel to the Board and Stella Beaudoin, Recording Secretary.

Motion made by Doug Demarest to approve a Variance for **Application #11-8 on behalf of James O'Rourke, property located at 2 Cedar Grove Terrace Extension, Essex, CT, Assessor's Map 76 Lot 4, RU District**, requesting a Variance of Sections 40E and 40I.1 of the Essex zoning regulations. This is an application to raise the roof and to add a small dormer over an existing garage that is located within a side and front yard setback area and to add a front step overhang to the house within the front yard setback area. This Variance is approved based on the fact that the hardship associated with the application involves the Hyde amendment to the Essex Zoning Regulations; this is a preexisting building that is being expanded upward only. The structure was constructed prior to the adoption of the Hyde amendment with Variance approval and supporting testimony indicates that the footings and the support for the second story was in place with the plan to ultimately build a second story. This Variance is granted in accordance with the plans as presented; 2 Cedar Grove Terr. Ext, Owner James S. O'Rourke, 15 Cedar Grove Terr. Front View dated May 13, 2011.

Motion seconded by Lynn Faulstick and passed unanimously.

Motion made by Doug Demarest to deny a Variance for **Application #11-9 on behalf of Michael Belanger, property located at 70 Plains Road, Essex, CT, Assessor's Map 53 Lot 12, LI District**, requesting a Variance of Sections 40A and 90A1 of the Essex zoning regulations. The property consists of a 15.6 acre parcel with a multi-dwelling establishment. This is an application to allow a general principal use that is not allowed within the Limited Industrial District. This Variance application is denied for lack of hardship and on the basis that the applicant has not provided adequate details and plans related to this proposal. New zoning regulations are proposed for the Town of Essex and scheduled to be approved in the near future. That change will impact this property.

Motion seconded by Lynn Faulstick and passed unanimously.

Motion made by Doug Demarest to approve a Variance for **Application #11-10 on behalf of John Mezzio, property located at 27 Grandview Terrace, Essex, CT Assessor's Map 27 Lot 83 VR District** requesting a Variance to add an addition to the rear of the house that currently is located in the side yard setback area. A Variance is granted based on the hardship; the topography of the land and the fact that this house predates zoning. This proposal is for a small screened-in porch to the back of the property which presents minimal intrusion to the setback. This Variance is granted in accordance with the plans as presented.

Motion seconded by Lynn Faulstick and passed unanimously.

Respectfully submitted

Stella C. Beaudoin
Recording Secretary