

Unapproved

Town of Essex - Zoning Board of Appeals

29 West Avenue
Essex, CT 06426
essexct.gov

MINUTES

August 21, 2012 – Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, August 21, 2012 at 7:30 p.m. in Room A of the Essex Town Hall. Members present were Stu Ingersoll, Al Daddona, Michael Noto, Alix Walmsley and Doug Demarest.

Staff: Michael Wells, Legal Counsel to the Board and Stella Beaudoin, Recording Secretary.

Mr. Ingersoll called the meeting to order at 7:47 p.m.

Consideration of **Application #12-20 on behalf of Lincoln A. Divoll at 15 Scholes Lane, Essex, CT, Assessor's Map 47, Lot 33 VR District requesting a variance to Section 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to allow for a second floor addition to be located 22' 1 ½" from the front property line where 30 feet is required, and 21', 10 ½" from the side property line where 25 feet is required.** This is an application for approval of the expansion of a second story living space over an existing portion of the house that is 22', 1 ½" from the front property line where 30 feet is required and 21', 10-1/2" from the side property line where 25 feet is required.

Lincoln A. Divoll presented on behalf of this application. Mr. Divoll stated he wishes to go up over the sun room and make the second bedroom which would double its current size. The footprint will not be expanded upon. The addition will go up to create a second story. This house was built in the 1920's. The lot is the same size as when the applicant purchased it.

Mr. Ingersoll asked the Board if they had any questions.

Mr. Ingersoll asked if anyone wished to speak in favor or in opposition to this application.

Mr. Ingersoll closed the public portion of this application at 7:55 p.m.

Consideration of **Application #12-21 on behalf of Jason Digandomanico for Tammy S. Mesite at 70 Main Street, Ivoryton, ct, Assessor's Map 56, Lot 5, VR District, requesting variances to sections 40D, 40E, 40I.1, 60D and 60B of the Essex zoning regulations to allow the replacement of a 12' x 18' enclosed porch that is 5 feet from the side property line where 25 feet is required.** This is an application to replace an existing enclosed porch with a new enclosed porch of the same size and to be located 5 feet from a side property line where 25 feet is required.

Jason Diglandomonico presented. Mr. Diglandomonico stated that the applicant is looking to update the porch and the existing footprint will not be expanded upon. A new slab will be installed in order to bring the addition up to code. This will be a four-season, engineered, modularized room

with an aluminum frame and glass panels. The existing space is occupied by a wooden deck which will be removed in order to install the slab.

Mr. Ingersoll asked the Board if they had any questions.

Mr. Ingersoll asked if anyone wished to speak in favor or in opposition to this application.

Audience member: The current structure is unsightly and the replacement will be an upgrade to the property.

Mr. Ingersoll closed the public portion of this application at 8:05 p.m.

Deliberation

Consideration of **Application #12-20 on behalf of Lincoln A. Divoll at 15 Scholes Lane, Essex, CT, Assessor's Map 47, Lot 33 VR District requesting a variance to Section 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to allow for a second floor addition to be located 22' 1 1/2" from the front property line where 30 feet is required, and 21', 10 1/2" from the side property line where 25 feet is required.**

Mr. Noto stated that this proposal does not change the footprint.

Motion made by Al Daddona to approve a Variance for **Application #12-20 on behalf of Lincoln A. Divoll at 15 Scholes Lane, Essex, CT, Assessor's Map 47, Lot 33 VR District requesting a variance to Section 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to allow for a second floor addition to be located 22' 1 1/2" from the front property line where 30 feet is required, and 21', 10 1/2" from the side property line where 25 feet is required.** The variance is approved based on the hardship that this property predates zoning and this proposal is an improvement to the existing property. The hardship is the preexisting house location which is set on a property that would require a variance for any type of improvements. This proposal is approved in accordance with the plans as submitted.

Motion seconded by Alix Walmsley and passed unanimously.

Consideration of **Application #12-21 on behalf of Jason Digandomanico for Tammy S. Mesite at 70 Main Street, Ivoryton, ct, Assessor's Map 56, Lot 5, VR District, requesting variances to sections 40d, 40e, 40I.1, 60d and 60B of the Essex zoning regulations to allow the replacement of a 12' x 18' enclosed porch that is 5 feet from the side property line where 25 feet is required.**

Motion made by Michael Noto to approve a Variance for **Application #12-21 on behalf of Jason Digandomanico for Tammy S. Mesite at 70 Main Street, Ivoryton, CT, Assessor's Map 56, Lot 5, VR District, requesting variances to sections 40D, 40E, 40I.1, 60D and 60B of the Essex zoning regulations to allow the replacement of a 12' x 18' enclosed porch that is 5 feet from the side property line where 25 feet is required.** The variance is approved based on the hardship that this property predates zoning and this proposal is an improvement to the existing property. The hardship is the preexisting house location which is set on a property that would require a variance for any type of improvements. The variance is approved in accordance with the drawing and picture as submitted.

Motion seconded by Al Daddona and passed unanimously.

Approval of Minutes – Public Hearings and Regular Meeting of July 17, 2012

Motion made by Michael Noto to accept the July 17, 2012 regular meeting Minutes as presented.

Motion seconded by Alix Walmsley and passed unanimously.

Correspondence / New Business: None

Motion made by Al Daddona to adjourn at 8:10 pm.

Motion seconded by Doug Demarest and passed unanimously.

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary

The next Public Hearing and regularly scheduled meeting of the Essex ZBA will be conducted on September 18, 2012.