

Town of Essex - Zoning Board of Appeals

**29 West Avenue
Essex, CT 06426
essexct.gov**

Record of the Vote

August 21, 2012 – Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, August 21, 2012 at 7:47 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.

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 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.** 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.

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.

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

Motion seconded by Alix Walmsley and passed unanimously.

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