



TOWN OF ESSEX
Zoning Board of Appeals

29 West Avenue • Essex, Connecticut 06426
Telephone (860) 767-4340 • FAX (860) 767-8509

Executive Board

Paul Greenberg, Chair
W. T. Furgueson, Vice Chair
W. Feirer, Secretary

Regular Members

Barbara Sarrantonio
William Veillette

Alternate Members

Philip J. Beckman
George Wendell
Richard Rybak

Notice of Decision
April 17, 2018 – Public Hearing and Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, April 17, 2018 at 7:00 p.m. in Room B of the Essex Town Hall.

Application 18-3 on behalf of Michael Picard, 175 Saybrook Road, Assessor's Map 74, Lot 11, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C.2, 61B and 101D of the zoning regulations to allow the replacement of a nonconforming house with a new single family dwelling that will not be within setback areas but to be 32.2 feet in height where 30 feet is the maximum height allowed. Also, to allow a pool house to a point 16 feet from a side property line where 30 feet is required, and a pergola to a point 16.5' from a side property line where 30 feet is required. Also, to allow construction within the Gateway Buffer Area, ruled as follows;

- 1) Approve the height of the house based on the slope and based on the fact that the zoning regulation change in height will take effect on May 18, 2018.
- 2) Approve variance for the pool and the patio to the Gateway buffer area setback, and approval conditioned on the elimination of the prior variances granted to the property.
- 3) Deny a variance for the pool pavilion based on lack of hardship.

Application 18-4 on behalf of Michael Picard, 175 Saybrook Road, Assessor's Map 74, Lot 11; The CAM request is approved as submitted as it is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts.

Application No. 18-6 on behalf of Joseph and Karen DiRenzo, 3 New City Street, Essex, CT, Assessor's Map 28, Lot 69, VR District, requesting variances to sections 40D, 40E, 40I.1, 45D.4, 50D and 60B of the zoning regulations to allow a garage addition to come to a point 28 feet, 4 inches from the rear property line where 30 feet is required, and to allow the existing building coverage to increase from 15.5% to 17.5% where 10% is the maximum building coverage allowed. Also, to allow an accessory dwelling unit to be located within an existing structure that is 7 feet from a property line where 15 feet is required. Approved.

Application No. 18-8 on behalf of Thomas and Kelly Nichols, 10 West Avenue, Essex, CT, Assessor's Map 32, Lot 60, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning

regulations to add a two-car garage to a point 7 feet from a side property line where 25 feet is required and to allow the existing building coverage to increase from 18% to 22.58% where 10% is the maximum building coverage allowed. Also, to allow an expansion of a part of the house that is within the west side setback area. Approved

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary