

## **Town of Essex - Zoning Board of Appeals**

**29 West Avenue  
Essex, CT 06426**

### **RECORD OF THE VOTE Regular Meeting**

**January 18, 2011**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on January 18, 2011 at 8:00 p.m. in Room A of the Essex Town Hall. Members present were Chair, Stuart Ingersoll, Doug Demarest, Alix Walmsley, W. T. Furgueson and Paul Greenberg. Also in attendance was Michael Wells, Attorney to the Board and Stella Beaudoin, Recording Secretary.

**Motion** made by Stu Ingersoll to approve a Variance for **Case #10-20** on behalf of **Boris Konstorum, property located at 35 Sunset Terrace, Essex, CT, Assessor's Tax Map 27 Lot 120 VR Zone**, requesting a Variance of Section 40C, 40D, 40E, 40I, 40I.1, 50D and 60B of the Essex Zoning Regulations. This is an application to add two additions to an existing, nonconforming dwelling; each encroaching the side yard setbacks. The Variance is based on the fact that the proposed lot coverage would be 15.17% which is an increase of 3.23%. The hardship is that the house was built on a substandard lot and there are no zoning regulations that apply to replacing the existing carport which is an eyesore. This is a pre-existing, nonconforming lot. The Variance is granted in accordance with the plans received dated January 18, 2011.

**Motion** seconded by Alix Walmsley and passed with 4 members in favor and Doug Demarest in opposition.

**Motion** made by Stu Ingersoll to approve a Variance for **Case 10-20** on behalf of **Salvatore Sapia for Randall & Cynthia Clegg, property located at 16 Hilltop Avenue, Essex, CT, Assessor's Tax Map 46 Lot 54 VR Zone**, requesting a Variance of Section 60B of the Essex Zoning Regulations. This is an application to add an addition to an existing attached garage. The Variance is granted based on the hardship which lies within the zoning regulations. The Variance is granted in accordance with the plans received December 28, 2010 and as presented: "Floor Plans, Site Plan; Roderic M. Hartung, Architect, Renovation to the Residence of Cynthia & Randall Clegg, 16 Hilltop Avenue, Essex, CT 06426"

**Motion** seconded by Alix Walmsley and passed unanimously.

Respectfully submitted

Stella C. Beaudoin  
Recording Secretary