

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

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

**Record of the Vote**

**July 17, 2012 – Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, July 17, 2012 at 7:30 p.m. in Room A of the Essex Town Hall. Members present were Stu Ingersoll, Paul Greenberg, Michael Noto, Alix Walmsley and Doug Demarest. Also present, Michael Wells, Legal Counsel to the Board and Stella Beaudoin, Recording Secretary.

**Motion** made by Michael Noto to approve a Variance for **Application #12-18 on behalf of Stewart Schenk at 43 West Avenue, Essex, CT, Assessor's Map 32, Lot 17 VR District requesting a variance to Section 60B of the Essex zoning regulations to allow for an expansion of a principal dwelling to increase lot coverage to 9.39% where 7.5% is maximum allowed.** The variance is approved based on the hardship that this property predates the zoning regulations and linking a connector to the detached garage is ADA compliant. The garage will be constructed on the same site of the existing garage utilizing the same footprint. This proposal is approved in accordance with the plans as submitted.

**Motion** seconded by Paul Greenberg and passed unanimously.

**Motion** made by Doug Demarest to approve a Variance for **Application #12-19 on behalf of Susan McNamara at 32 Hemlock Drive, Essex CT, Assessors Map 73 Lot 3, RU district, requesting variances to sections 40C, 40D, 50D, and 61B of the Essex zoning regulations to allow a 392 s/f expansion to a detached garage that was approved by the ZBA in 2007, and to allow lot coverage to increase from 10.1% to 10.8% where 7.5% is the maximum allowed.** In 2007 the Zoning Board of Appeals granted a Variance for a 28' x 28' detached garage on the property. The garage was never constructed. The approval of this variance is restricted to 42' x 28' structure and the height will be 30' or less. There will be no dormer, no skylights, no apartment no kitchen or bathroom and no plumbing within the garage premises. The variance is approved in accordance with the drawing as submitted.

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

**Motion** made by Michael Noto to accept the June 2012 regular meeting Minutes as presented.

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

**Motion** made by Paul Greenberg to adjourn at 8:17 pm.

**Motion** seconded by Michael Noto and passed unanimously.

Respectfully submitted,

Stella C. Beaudoin  
Recording Secretary