

Town of Essex - Zoning Board of Appeals

**29 West Avenue
Essex, CT 06426**

Record of the Vote

November 15, 2011 – Regular Meeting

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, November 15, 2011 at 8:00 p.m. in Room A of the Essex Town Hall. Members present were Stu Ingersoll, Doug Demarest, Paul Greenberg and Alix Walmsley. Also present, Michael Wells Legal Counsel to the Board and Stella Beaudoin, Recording Secretary.

Motion made by Stu Ingersoll to grant a Variance to **Application #11-20 on behalf of Geoff Furtney, property located at 32 Sunset Terrace, Essex, CT Assessor's Tax Map 26 Lot 26, RU District** requesting a Variance of Sections 40D, 40E, 40I.1, 50d and 60B of the Essex Zoning Regulations. This is an application to locate a front porch within the front yard and side yard setbacks. The variance is granted on the basis that the existing house was built prior to zoning and is situated on a small, trapezoidal-shaped lot which makes it nonconforming. The property has pre-existing setbacks and the proposed porch would have been legal prior to the zoning commission changing the coverage from 15% to 7.5%. The open porch will not be enclosed. This variance is granted in accordance with the plans as received by the Essex Zoning Office on September 19, 2011 and noted as #32 Sunset Terrace.

Motion seconded by Paul Greenberg and passed unanimously. (4-0-0)

Motion made by Doug Demarest to grant a Variance to **Application #11-21 on behalf of David L. Harfst, property located at 52 Foxboro Road, Essex, CT, Assessor's Tax Map 12 Lot 8, RU District** requesting **Variances of Sections 40D, 40E, 40I.1 and 50E of the Essex Zoning Regulations**. This is an application to allow alterations to existing roof lines that are situated within the side setback area. This variance is granted as there is no proposed increase in coverage and there is no proposed change in the setback extension. This variance is granted based in accordance with the drawings as received by the Essex Zoning Office on September 28, 2011 and "prepared by Richard W. Gates, L.S., Property Survey & Topographic survey David Littleton Harfst & Verena Anna-Maria Wiedemann-Harfst, Foxboro Road, Essex, CT on December 8, 2010".

Motion seconded by Paul Greenberg and passed unanimously. (4-0-0)

Motion made by Stu Ingersoll to grant a Variance to **Application #11-22 on behalf of Hyde-Nichols, LLC, property located at 3 Main Street, Centerbrook, CT Assessor's Map 33 Lot 27 Commercial District**, requesting a variance to section 40D, 40E, 40I.1, 50D and 80c of the Essex Zoning regulations. This is an application to allow alterations to existing roof lines that are situated within the rear setback area. The hardship associated with this application is that this property is preexisting and nonconforming and has been affected by subsequent changes of the highway taking line. This proposal is well within the height and will add no negative impact to the property. The applicant will not create space in the upstairs portion of this building. This variance is granted based in accordance with the drawings as received by the Essex Zoning Office on September 28, 2011.

Motion seconded by Alix Walmsley and passed unanimously. (4-0-0)

Motion made by Alix Walmsley to approve a variance for **Application #11-23 on behalf of Zupan Building Construction for Kim and Matthew Raymond, 1 West Hills Road, Ivoryton, CT, Assessor's Map 36 Lot 15, Rural Residence Multifamily District**, requesting a variance of Section 62B of the Essex Zoning Regulations. This is an application to add an attached 13' x 14' porch to a single family dwelling thus increasing the lot coverage to 10.69% where 7.5% is the maximum allowed. This variance is based on the fact that this property pre-exists zoning and there is a minimal increase of less than 1% proposed. This application is for coverage only. This variance is granted in accordance with the plans "for Kim + Matt Raymond on 10/14/2011".

Motion seconded by Doug Demarest and passed unanimously. (4-0-0)

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary

The proceedings of the November 15, 2011 Public Hearing was recorded on 1 card. Please speak with the Essex Zoning Office for further information.