



TOWN OF ESSEX
Zoning Board of Appeals

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

Executive Board

W. T. Furgueson, Chair
B. Sarrantonio, Vice Chair
W. Feirer, Secretary

Regular Members

Philip P Schaller
Brian Weinstein

Alternate Members

Philip J. Beckman
George Wendell
Richard Rybak

Record of the Vote
April 19, 2019 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, April 19, 2019 at 7:00 p.m. in Room B of the Essex Town Hall. Present at the meeting were Barbara Sarrantonio, Ward Feirer, George Wendell, Phillip Schaller, Brian Weinstein

MOTION made by W Feirer to approve **Application No. 19-5** on behalf of Bill and Lisa Leonard , 88 River Road, Essex, CT, Assessor's Map 11, Lot 9, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to locate a 24' x 35' detached garage to a point 18 feet from the east side property line where 30 feet is required. The hardship associated with this proposal involves the topography of the land, the ledge rock and the lack of ability to place the structure anywhere else on the subject property. This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Sarrantonio; **IN FAVOR:** W. Feirer, G. Wendell, B. Sarrantonio, B. Weinstein; **OPPOSED:** P Schaller; **ABSTAINING:** None; **MOTION CARRIED 4-1-0.**

MOTION made by B Sarrantonio to approve **Application No. 19-6** on behalf of Charles and Heather Hajnal, 79 North Main Street, Essex, CT, Assessor's Map 28, Map 73, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 40I.2, 50D and 60B of the zoning regulations to locate a 12' x 22' detached garage to a point 1 foot from the south side property line where 25 feet is required. Also, to allow a house addition to a point 9 feet from the south side property line where 25 feet is required, and to a point 26 feet from the front property line where 30 feet is required. Also, to allow the building coverage to increase from 15.9% to 23.5% where 10% building coverage is the maximum allowed. The hardship associated with this proposal involves the size of the lot which predates zoning. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR:** W. Feirer, G. Wendell, B. Sarrantonio, B. Weinstein , P. Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by G Wendell to approve **Application No. 19-7** on behalf of the Estate of D. Susan Barron and Joseph Reifer, 31 Prospect Street, Essex, CT, Assessor's Map 31, Lot 30, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the zoning regulations to locate a 16' x 40' detached garage to a point 3 feet from the south side property line where 25 feet is required. Also, to allow the building coverage to increase from an existing 16.1% to 23.4% where 10% is the maximum building coverage allowed. The hardship associated with this proposal involves the topography of the land and the lack of ability to place the structure anywhere else on the subject property. This proposal is approved in accordance with the plans as submitted; **SECONDED** by W Feirer; **IN FAVOR:** W. Feirer,

G. Wendell, B. Sarrantonio, B. Weinstein; **OPPOSED:** P Schaller; **ABSTAINING:** None; **MOTION CARRIED** 4-1-0.

MOTION made by B Sarrantonio to approve Application No. 19-8 on behalf of AIS Properties, LLC, 21 Main Street, Ivoryton, CT, Assessor's Map 42, Lot 30, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to locate a deck to a point 8 feet from the front property line where 30 feet is required. The hardship associated with this proposal involves the property and the lot size the topography and the proximity to the wetlands. This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Weinstein; **IN FAVOR:** W. Feirer, G. Wendell, B. Sarrantonio, B. Weinstein, P. Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

MOTION made by B Sarrantonio to adjourn the meeting at 8:33 p.m. to the next regularly scheduled meeting which will be held on Tuesday, May 21, 2019 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by W Feirer; **IN FAVOR:** W. Feirer, G. Wendell, B. Sarrantonio, B. Weinstein, P. Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED** 5-0-0.

Stella C Beaudoin
Recording Secretary