



TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

W. T. Furgueson, Chair
W Feirer, Vice Chair
Philip P Schaller, Secretary

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Regular Members

B. Sarrantonio
Brian Weinstein

Alternate Members

Philip J. Beckman
George Wendell
Richard Rybak

Record of the Vote
April 21, 2020 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, April 21, 2020 at 7:00 p.m. This meeting was made available to the public via Zoom at <https://zoom.us/j/93634398280?pwd=aVhUjVZN0hvTGZLNDA1Y3NZY0xrZz09>; Meeting ID: 936-3439-8280; Meeting Password: 501446. Commission members present: W T Furgueson, B Sarrantonio, B Weinstein, W Feirer, R Rybak, P Schaller and P Beckman.

MOTION made by P Schaller to approve a Variance for **Application No. 20-5** on behalf of Jeanne Vigen, 9 Clark Lane, Essex, CT, Assessor's Map 17, Map 27, VR District, requesting variances to sections 40D, 40I.1, 50D and 60B of the zoning regulations to locate an 14' x 20' garage addition to a point 0 feet from a side property line where 25 feet is required, and to a point 22 feet from the front property line where 30 feet is required. Also, to allow the building coverage to increase from 9.2% to 11% where 10% maximum building coverage is allowed. The hardship associated with this proposal is that this is the most practical location on which to place the 14' x 20' garage. The variance permit will reflect that the site plan will be amended to reflect approval of a "14' x 20' garage with a one-foot space between the northeast corner and the property line." This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Weinstein; **IN FAVOR:** W T Furgueson, B Sarrantonio B Weinstein, P Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 4-0-0.**

MOTION made by W T Furgueson to deny a Variance for **Application No. 20-7** on behalf of Louis G. Spann, Jr, 41 Prospect Street, Essex, CT, Assessor's Map 32, Lot 51, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the zoning regulations to allow an unapproved shed at a point 4 feet from a side property line where a 25 feet is required. Also, to allow the building coverage to increase from 13.4% to 14% where 10% maximum building coverage is allowed; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, W Feirer, B Weinstein, B Sarrantonio; **OPPOSED:** P Schaller; **ABSTAINING:** None; **MOTION CARRIED 4-1-0.**

MOTION made by W T Furgueson to approve a variance for **Application No. 20-8** – On behalf of Peter Williams, 7 Hanna Lane, Essex, CT, Assessor's Map 28, Lot 54, VR District, requesting variances

to sections 40C, 40D, 40I.1 and 60B of the zoning regulations to allow a detached garage to a point 12.5 feet from a side property line where 25 feet is required. The hardship associated with this proposal is that there is no other rational place on this property in which to place a garage. This is an unusual lot with a tremendous amount of wetlands as well as other site line restrictions; This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Weinstein; **IN FAVOR:** W T Furgueson, W Feirer, B Weinstein, B Sarrantonio, P Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by B Sarrantonio to approve a variance for **Application No. 20-9** - on behalf of David and Joan Kirsch, 7 High Street, Essex, CT, Assessor's Map 27, Lot 10, VR District, requesting variances to sections 40D, 40E, 50D and 60B of the zoning regulations to construct a deck that will increase the maximum building coverage from 12.2 to 13.65% where 10% is the maximum building coverage allowed. The hardship associated with this proposal is the replaces a porch and above ground oil tank and the incursion is for lot coverage only and does not violate setbacks. There was testimony that the prior porch was unsafe and this proposal creates a safe alternative. This proposal is approved in accordance with the plans as submitted; **SECONDED** by B Weinstein; **IN FAVOR:** W T Furgueson, W Feirer, B Weinstein, B Sarrantonio, P Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by B Weinstein to approve the February 18, 2020 Minutes with following amendment: 1) Page 3, to read "permit authorized for electrical work done on the shed"; **SECONDED** by W Feirer; **IN FAVOR:** **FAVOR:** W T Furgueson, W Feirer, B Weinstein, B Sarrantonio, P Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

MOTION made by W T Furgueson to adjourn the meeting at 9:40p.m.to the next regularly scheduled meeting which will be held on Tuesday, May 19, 2020 at 7:00 p.m. at the Essex Town Hall, Conference Room A, 29 West Avenue, Essex, CT; **SECONDED** by B Sarrantonio; **IN FAVOR:** W T Furgueson, W Feirer, B Weinstein, B Sarrantonio P Schaller; **OPPOSED:** None; **ABSTAINING:** None; **MOTION CARRIED 5-0-0.**

Respectfully submitted,
Stella A. Caione
Stella A. Caione, Recording Clerk