



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

*Robert J. McIntyre, Chairman
Kevin Danby, Vice Chairman
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Alternate Members
*Charles Gadon
Brenda Dyson
Vacancy*

AMENDED
REGULAR MEETING AGENDA
VIRTUAL MEETING
March 10, 2021 at 6:00 p.m.

Public Zoom Link: <https://zoom.us/j/96174417686?pwd=Zk1kZWmV2VII3VVV1TUNtNEZRSEs0QT09>

Meeting ID: 961 7441 7686

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,96174417686#>

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PUBLIC HEARINGS (Voting Session after each Public Hearing)**

20/21-25 John J. & Joanne B. Virag seek a variance of Par 10.8 (non-conformity-lots/no changes allowed/changes proposed) and Par 24.3.1 (minimum lot area/20,000 s.f.-12,500 s.f. required/5,108 s.f. proposed) of the Zoning Regulations to permit the modification of a lot line at 59 Hartford Avenue, Map 13/ Lot 99 and 98 Old Sea Lane, Map 13/Lot 71, Residence A District, Coastal Area Management Zone.

20/21-21C Joseph E. Tobin seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.1 (street line setback/25' required (Atlantic)/13.5' proposed); Par 24.5.1 as amended by 68.1.2.b.4 (narrow street setback /35' required (Club House)/30.3' proposed); and Par 24.5.3 (other yard setback/15' required/11.9' proposed) of the Zoning Regulations to permit the construction of a 806 s.f. second story addition, an unroofed second story deck and a 112 s.f. shed at 17 Club House Lane, Map 4/Lot 159, Residence A District, Coastal Area Management Zone.

20/21-23C Yong Nam Jo, seeks a variance of Par 58.2 (riparian buffer/100' required/49.5' to patio wall and 54.5 to pool/hot tub proposed); and Par 58.6 (setback Gateway Conservation Zone/100' required/49.5' to patio wall and 54.5 to pool/hot tub proposed) of the Zoning Regulations to permit the construction of a 392 s.f. pool, 36 s.f. hot tub and patio/wall area at 5 Trails End, Map 16/Lot 68-3, Residence AA-2 District, Coastal Area Management Zone and Gateway Conservation Zone, AE Flood Zone.

20/21-22 Indigo Properties, LLC seeks a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 31.6.2 (rear yard setback/10' required/3.3' proposed); and Par 63.4.1C (perimeter buffer width for uses in business zone/10' required/3.3' proposed) of the Zoning Regulations for the construction of a 161 s.f. covered porch at 247 Main Street, Map 30/Lot 55), Central Business B-1 District, Coastal Area Management Zone.

IV. **NEW BUSINESS**

A review of the application of David DellaVecchia & Wayne Fretz to determine whether or not, under the provisions of General Statutes Section 8-6 (a) (3), that there is a substantial change in their request for a variance from their earlier appeal 20/21-17 that was denied on January 13, 2021. The Board will make a determination as to whether or not the proposed plan modification is or is not the same or substantially the same as the earlier application so that it may be heard by the Board within six months after the earlier decision by the Board. Denied Appeal 20/21-17 requested a variance of Par 10.7.1 & 10.7.2 (non-conformity enlargement/change); Par 24.5.5 as amended by 68.1.2.b.4 (narrow street setback /40' required/29' proposed) and Par 24.6.2 (structure coverage/20% allowed/21.5% proposed) of the Zoning Regulations to permit the construction of a 120 s.f. shed at 14 Cottage Road Map 3/Lot 16, Residence A District, Coastal Area Management Zone.

V. **REGULAR MEETING**

- A. **New Business**
- B. **Minutes**
- C. **Correspondence & Announcements**
- D. **Committee, Representative & Staff Reports**

VI. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED
VIRTUAL MEETING

Wednesday, April 14, 2021 at 6:00 P.M.

**Check our website for dial in information and
additional meeting documents**

[Zoning Board of Appeals web page](#)

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