



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

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Alternate Members
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Catherine J. Purcell
Kevin Danby

AGENDA
REGULAR MEETING
April 12, 2017 at 7:00 p.m.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **CONTINUED PUBLIC HEARING**

16/17-26 Melissa M. and John P. O'Hara, seek a variance of Par 10.8.2 & 10.8.3 (nonconforming lot); Par 24.6.2 (maximum building/structure coverage/20% allowed/40.9 % proposed); and Par 24.6.1 (gross floor area/40% allowed/67.1% proposed); Par. 24.5.1 as modified by 68.1.2B(4) (narrow street setback/30' required/6.6' proposed to steps/11.6 proposed to house); Par 24.5.3(other line setback/15' required/6' proposed to east and west) to permit the construction of a 2,816 s.f. house with attached garage at 35 Sea Breeze Road, Map 3/Lot 174, Residence A District, Coastal Area Management Zone.

- IV. **PUBLIC HEARINGS (Voting Session after each Public Hearing)**

16/17-27 Aaron M. & Christina P. Deems, seek a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 24.5.3 (other yard setback/15' required/9' proposed); and Par 24.5.5.C (minor accessory setback/10' required/3' proposed) to permit the construction of a 344 s.f. deck and 80 s.f. shed at 63 Plum Bank Road, Map 6/Lot 12, Residence A District, Coastal Area Management Zone.

16/17-28 Robert & Lydia Regan, seek a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); and Par. 24.5.1 as modified by 68.1.2B(4) (narrow street setback/30.5' required/26' proposed) to permit the construction of a 168 s.f. front porch and 32 s.f. connected utility shed, at 5 Cove Street, Map 24/Lot 70, Residence A District, Coastal Area Management Zone.

16/17-29 Julie Gohlinghorst-Rybka & Richard Nappi, seek a variance of Par 10.7.1 & 10.7.2 (nonconformity enlargement/change); Par 24.5.3 (other yard setback/15' required/6.17' proposed to the east and 14.44 proposed to the west); Par 24.6.2 (maximum building/structure coverage/20% allowed/38.5 % proposed); and Par 24.5.2 (rear property line setback/15' required/6.17' proposed) to permit the construction of a 353 s.f. deck at 71 Town Beach Road, Residence A District, Coastal Area Management Zone. **WITHDRAWN**

16/17-30 Liz & James Moss, seek a variance of Par 10.7.2 (nonconformity change); Par. 24.5.1 as modified by 68.1.2B(4) (narrow street setback/30' required(Cottage Rd) 40' required (Sea Lane)/20.11' proposed(Cottage Rd) & 33.4' proposed (Sea Lane) to permit construction of a 168

s.f. roof deck at 9 Sea Lane-1, Map 3/Lot 20, Residence A District, Coastal Area Management Zone.

V. **REGULAR MEETING**

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



NEXT REGULAR MEETING

Wednesday, May 10, 2017 at 7:00 P.M.

Town Hall, 1st Floor Conference Room

302 Main Street

Old Saybrook, CT

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