



TOWN OF OLD SAYBROOK
Zoning Board of Appeals

*Robert J. McIntyre, Chairman
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Alternate Members
*Catherine J. Purcell
Charles Gadon
Brenda Dyson*

AGENDA
REGULAR MEETING
December 11, 2019 at 6:00 p.m.
Town Hall, 1st Floor Conference Room
302 Main Street, Old Saybrook

I. CALL TO ORDER

II. ROLL CALL

III. CONTINUED PUBLIC HEARINGS (Voting Session after each Public Hearing)

19/20-18 George J. Emmanuel & Kristen Ardolino seek a variance of Par 10.8.1/10.8.3 (non-conforming lot/12,500 s.f. required/8,025 s.f. & 8,023 s.f. proposed) of the Zoning Regulations to permit a second building lot for the construction of a 2,979 s.f. home on the two vacant parcels of land and existing house to remain on the third parcel. 33 & 35 Saltaire Drive, Map 3/Lots 38 & 39, Residence A Zone, CAM Zone.

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

19/20-20 Eric & Carol Ann Zima seek a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 24.6.2 (maximum building/structure coverage/20% allowed/23.12% proposed) of the Zoning Regulations to permit the construction of a 57 s.f. roof extension at 382 Maple Avenue, Map 4/Lot 012, Residence A District, CAM Zone.

19/20-21 Kenneth F. & Nanette Navarro seek a variance of Par 10.8.3 (non-conforming lot/12,500 s.f. required/7,434 s.f. proposed); Par 9 (definition of story, half/no doors or balconies allowed/uncovered balconies proposed); and Par 24.4.1 (number of stories/2.5 stories allowed/3 stories proposed) of the Zoning Regulations to permit the construction of a 2,726 s.f. three story house at 17 Fenwick Street, Map 24/Lot 82-1, Residence A District, CAM Zone.

19/20-22 Hartford County Home Improvement, LLC seeks a variance of Par 10.7.1/10.7.2 (non-conformity enlargement/change); Par 24.6.2 (maximum building/structure coverage/20% allowed/29.2% proposed); Par 24.5.3 (side yard setback/15' required/4' proposed to porch and 0.6' proposed to rear deck); and Par 24.5.1 as amended by 68.1.2b4 (narrow street setback/30' required/ 8.6' proposed to porch) of the Zoning Regulations to permit the construction of a 264 s.f. front porch overhang and 308 s.f. rear deck overhang at 12 Belleaire Drive, Map 3/Lot 91, Residence A District, CAM Zone.

19/20-23C Nancy Wengfeld, seeks a variance of Par. 10.7.1/10.7.2 (non-conformity enlargement/change) and Par 68.1.2B9 (tidal wetlands setback/50' required/20' proposed) of the Zoning Regulations to permit the enclosure of a 321 s.f. deck at 5 Barton Avenue, Map 20/Lot 9-2, Residence A District, CAM Zone.

IV. REGULAR MEETING

- A. **New Business**
- C. **Minutes**
- D. **Correspondence & Announcements**
- E. **Committee, Representative & Staff Reports**
- F. **Election of Officers**

V. ADJOURNMENT

NEXT REGULAR MEETING
Wednesday, January 8, 2020 at 6:00 P.M.
Town Hall, 1st Floor Conference Room
302 Main Street
Old Saybrook, CT
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