

TOWN OF ESSEX
Zoning Board of Appeals

29 West Avenue
Essex, CT 06426

A G E N D A

Public Hearings followed by Regular Meeting

May 21, 2013 – 7:30 p.m. - Room A - Essex Town Hall

1. Public Hearings

- **Application 13-5** on behalf of Thomas Hutton and Raquel Rivera-Hutton at 25 Main Street, Essex, CT, Assessor's Map 47, Lot 66, EV District, requesting variances to section 70B of the Essex zoning regulations to allow a new 4' x 19' deck that would increase lot coverage from 30.2% to 31.1% where 25% is the maximum allowed.
- **Application No. 13-6** on behalf of Faith and Alan Kerr, at 44 Summit Street, Ivoryton CT, Assessor's Map 58, Lot 19, RU District, requesting variances to sections 40D, 40E, 45D.3, 50D and 60B of the Essex zoning regulations to allow a single family dwelling with a total floor area of less than 2000 square feet to have an accessory apartment. Also, to allow a proposed 900 square foot addition to increase the lot coverage from 8.4% to 10.35% where 7.5% is the maximum coverage allowed.
- **Application 13-7** on behalf of Peter Kamford, at 14 Little Point Street, Essex, CT, Assessor's Map 31, Lot 16, VR District, requesting a variance to section 60B of the Essex zoning regulations to allow an 8' x 8' garden shed to increase building coverage from 18.88% to 19.65% where 7.5% is the maximum allowed.
- **Application 13-8** on behalf of David Wheeler, at 16 Hickory Lane, Ivoryton, CT, Assessor's Map 89, Lot 23, RU District, requesting a variance to section 61B of the Essex zoning regulations to allow a 16.5' x 12' addition to the house to increase the building coverage from 14.3% to 15.38% where 7.5% is the maximum allowed.
- **Application 13 – 9** on behalf of Mark D McDonald, at 6 Mack Lane, Essex, CT, Assessor's Map 46, Lot 24, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to allow a Bilco door to be located 21 feet from the northern side property line where 25 feet is required.
- **Application 13 – 10** on behalf of G & P Trust, at 44 Main Street, Centerbrook, CT, Assessor's Map 44, Lot 34, C District requesting variances to sections 40D, 40E, 40I.1, 50C.2, 50D and 80C of the Essex zoning regulations to allow a 1,191 square-foot addition to a point 7' 6" from the southerly side property line where 15 feet is required and to allow an increase to the building coverage from 11.5% to 15.9% where 15% is the maximum allowed.

- **Application 13 – 11** on behalf of Paul Simoneau, at 21 Lynn Road, Ivoryton, CT, RU District requesting a variance to section 61B to allow a 710 square foot addition and a 364 square foot porch to increase the building coverage from 5.9% to 7.66% where 7.5% is the maximum allowed.
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2. Regular Meeting

- Decisions on Applications

3. Old Business

- Approval of Minutes – Public hearings and regular meeting April 16, 2013

4. New Business

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting date: June 18, 2013