

TOWN OF ESSEX
Zoning Board of Appeals
29 West Avenue
Essex, CT 06426

A G E N D A

Public Hearing followed by Regular Meeting

December 16, 2014 – 7:30 p.m. - Conference Room A - Essex Town Hall

1. Public Hearings

- **Application No. 14-20** on behalf of Darryl and Barbara Hersant, 31 Grandview Terrace, Essex, CT, Assessor's Map 27, Lot 86, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to add a 141 square foot roof extension to the front of house and to a point 22.56 feet from front property line where 30 feet is required, and a 540 square foot addition off the rear of the house and to a point 28.5 feet from another front property line where 30 feet is required. Both additions would increase building coverage from 11.2% to 15.5% where 7.5% is the maximum coverage allowed.
- **Application No. 14-21** on behalf of David Facchini, 6 North Main Street, Essex, CT, Assessor's Map 31, Lot 24, EV District, requesting variances to sections 110A and 110F of the Essex zoning regulations to allow for three off-street parking spaces when 12 are required for existing or proposed uses.
- **Application 14-22** on behalf of Michael Blais, 7 Budney Hill Road, Ivoryton, CT, Assessor's Map 38, Lot 7, RUM District, requesting variances to sections 40C, 40D, 40I.1, and 62B of the Essex zoning regulations to allow a shed to be located to a point 10 feet from the front property line where 40 feet is required and to a point 5 feet from a side property line where 30 feet is required and to a point 10 feet from a rear property line where 30 feet is required. Also, to increase the building coverage from 19.7% to 20.9% where 7.5% is the maximum building coverage allowed.
- **Application 14-23** on behalf of Corey Grossman, 32 River Road Drive, Essex, CT, Assessor's Map 11, Lot 18-8, RRR District, requesting variances to sections 40C, 40D and 64B of the Essex zoning regulations to allow a new single family dwelling come to a height of 38 feet where 30 feet is the maximum building height allowed.
- **Application 14-24** on behalf of Matt Carroll, 107 Main Street, Ivoryton, CT, Assessor's Map 57, Lot 14, C District, requesting a variances to sections 110A and 110F of the Essex zoning regulations to allow for sixteen off-street parking spaces when 41 spaces are required for existing or proposed uses.

2. Regular Meeting

Discussion and possible decision on Applications:

- **Application No. 14-20** on behalf of Darryl and Barbara Hersant, 31 Grandview Terrace, Essex, CT, Assessor's Map 27, Lot 86, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to add a 141 square foot roof extension to the front of house and to a point 22.56 feet from front property line where 30 feet is required, and a 540 square foot addition off the rear of the house and to a point 28.5 feet from another front property line where 30 feet is required. Both additions would increase building coverage from 11.2% to 15.5% where 7.5% is the maximum coverage allowed.

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- of the Essex zoning regulations to allow a house addition to a point 10.75 feet from a side property line and a Bilco door to be 5 feet from same property line where 25 feet is required.

3. Old Business

- Approval of Minutes – October 21, 2014

4. New Business

- Election of Officers
- Approval of 2015 Calendar

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting date: January 20, 2015