

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

April 21, 2015 – 7:00 p.m. - Conference Room A - Essex Town Hall

**1. Public Hearings**

- **Application No. 15-1** on behalf of Kevin and Kathleen Duggan, 1 Laurel Road, Essex, CT, Assessor's Map 27, Lot 21, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to expand a portion of a house to a point 22 feet from a front property line where 30 feet is required. Also, to allow the proposed expansion to increase the maximum allowed building coverage from 9% to 10.5% where 10% is the maximum coverage allowed.
- **Application No. 15-5** on behalf of Andy Teran, 24 Hemlock Drive, Essex, CT, Assessor's Map 74, Lot 19, RU District, requesting variances to sections 40D, 40E, 50D, 40I.1 and 61B of the Essex zoning regulations to upwardly expand a portion of a house that is located in the rear yard setback area.
- **Application No. 15-6** on behalf of Mark and Suzette Bavalack, 34 Main Street, Ivoryton, CT, Assessor's Map 56, Lot 14, VR District, requesting a variance to section 45C.2 of the Essex zoning regulations to allow a potential accessory apartment to be located within 40 feet of another family dwelling unit and to be within 15 feet of a side property line.
- **Application No. 15-7** on behalf of Pamela and Cyrus Kissling, 2 Prospect Street, Essex, CT, Assessor's Map 27, Lot 68, VR District, requesting variances to 40C, 40D, 40I.1 and 60B of the Essex zoning regulations to allow the demolition and replacement of a nonconforming section of the existing house and to allow a new 24' x 24' detached garage to encroach each side yard setback and to increase the existing building coverage from 15% to 18.1% where 10% is the maximum coverage allowed.
- **Application 15-8** on behalf of Kenneth Thompsen, 9 Maple Avenue, Essex, CT, Assessor's Map 17, Lot 30, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B to allow a 6' x 11.5' addition to a point 15 feet, 2 inches from the side property line where 25 is required. Also, to allow an increase in building coverage from 10.15% to 10.6% where 10% is the maximum building coverage allowed.

**2. Regular Meeting**

Discussion and possible decision on applications:

- **Application No. 15-1** on behalf of Kevin and Kathleen Duggan, 1 Laurel Road, Essex, CT, Assessor's Map 27, Lot 21, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to expand a portion of a house to a point 22 feet from a front property line where 30 feet is required. Also, to allow the proposed expansion to increase the maximum allowed building coverage from 9% to 10.5% where 10% is the maximum coverage allowed.

- **Application No. 15-5** on behalf of Andy Teran, 24 Hemlock Drive, Essex, CT, Assessor's Map 74, Lot 19, RU District, requesting variances to sections 40D, 40E, 50D, 40I.1 and 61B of the Essex zoning regulations to upwardly expand a portion of a house that is located in the rear yard setback area.
- **Application No. 15-6** on behalf of Mark and Suzette Bavalack, 34 Main Street, Ivoryton, CT, Assessor's Map 56, Lot 14, VR District, requesting a variance to section 45C.2 of the Essex zoning regulations to allow a potential accessory apartment to be located within 40 feet of another family dwelling unit and to be within 15 feet of a side property line.
- **Application No. 15-7** on behalf of Pamela and Cyrus Kissling, 2 Prospect Street, Essex, CT, Assessor's Map 27, Lot 68, VR District, requesting variances to 40C, 40D, 40I.1 and 60B of the Essex zoning regulations to allow the demolition and replacement of a nonconforming section of the existing house and to allow a new 24' x 24' detached garage to encroach each side yard setback and to increase the existing building coverage from 15% to 18.1% where 10% is the maximum coverage allowed.
- **Application 15-8** on behalf of Kenneth Thompsen, 9 Maple Avenue, Essex, CT, Assessor's Map 17, Lot 30, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B to allow a 6' x 11.5' addition to a point 15 feet, 2 inches from the side property line where 25 is required. Also, to allow an increase in building coverage from 10.15% to 10.6% where 10% is the maximum building coverage allowed.

### **3. Old Business**

- Approval of Minutes – March 17, 2015

### **4. New Business**

### **5. Correspondence and Invoices**

### **6. Adjournment**

Next scheduled meeting date: May 19, 2015