

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 17, 2016 – 7:00 p.m. - Conference Room A - Essex Town Hall

1. Public Hearings

- **Application No. 16-6** on behalf of Dan Wilcox, 18 Bushnell Street, Essex, CT, Assessor's Map 47, Lot 7, VR District, requesting an amendment to Application 03-28, a previously approved variance allowing a detached garage with a condition.
- **Application No. 16-7** on behalf of Michael Gates, 1 Northwinds Drive, Ivoryton, CT, Assessor's Map 81, Lot 1-1, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the Essex zoning regulations to allow a 24' x 24' detached garage to a point 17 feet from a front property line where 40 feet is required.
- **Application No. 16-8** on behalf of William Gunther, 22 Pratt Street, Essex, CT, Assessor's Map 47, Lot 107, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to allow a 7' x 8' house addition to a point 10.5 feet from the front property line where 30 feet is required.
- **Application No. 16-9** on behalf of Paige Lescure, 36 Mack Lane, Assessor's Map 50, Lot 13, VR District, requesting variances to sections 40C, 40D, 40I.1, 50C, 60B and 101D of the Essex zoning regulations to allow a 7' x 12' addition to a point 12 feet from a side property line where 25 feet is required. Also, to allow this addition within the Gateway Buffer Area. Also, to allow an 18' x 21' detached garage to increase the building lot coverage to 10.4% where 10 is the maximum building coverage allowed.
- **Application No. 16-10** on behalf of Vincent and Kelly Sadosky, 11 Little Point Street, Essex, CT, Assessor's Map 31, Lot 7, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B to locate an addition on a house to a point 1 foot from the side property line where 25 feet is required, and to allow an increase in building coverage to 17.1% where 10% is the maximum coverage allowed.

2. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 16-6** on behalf of Dan Wilcox, 18 Bushnell Street, Essex, CT
- **Application No. 16-7** on behalf of Michael Gates, 1 Northwinds Drive, Ivoryton, CT
- **Application No. 16-8** on behalf of William Gunther, 22 Pratt Street, Essex, CT
- **Application No. 16-9** on behalf of Paige Lescure, 36 Mack Lane, Essex, CT
- **Application No. 16-10** on behalf of Vincent and Kelly Sadosky, 11 Little Point Street, Essex, CT

3. Old Business

- Approval of Minutes – April 19, 2016
- Approval of Minutes – April 26, 2016

4. New Business

5. Correspondence and Invoices

6. Adjournment