

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

July 19, 2016 – 7:00 p.m. - Conference Room A - Essex Town Hall

1. New Business

2. Public Hearings

- **Application No. 16-14** on behalf of Keith Knickerbocker, 22 Falls River Drive, Ivoryton, CT, Assessor's Map 53, Lot 3, LI District, requesting variances to sections 40D, 40E, 40I.1, 61B and 62B of the zoning regulations to locate a rear house addition to a point 22 feet from a side property line where 30 feet is required.
- **Application No. 16-15** on behalf of Jon and Amity Goss, 7 Hillside Drive, Essex, CT, Assessor's Map 68, Lot 4-1B, RU District, requesting variances to sections 40C, 40D, 40I.1, and 61B of the zoning regulation to locate a 24 x 24 square foot detached garage to a point 8 feet from a side property line where 30 feet is required.
- **Application No. 16-16** on behalf of Jon and Margaret Morris, 5 Riverview Street, Essex, CT, Assessor's Map 28, Lot 37, VR District, requesting variances to sections 40C, 40D, 40E, 60B and 101D to locate a single family dwelling and a detached garage within the Gateway Buffer Zone and to allow a proposed building coverage of 11.1% where 10% is the maximum building coverage allowed.
- **Application No. 16-17** on behalf of John Larson and Kelly Sullivan, 15 High Street, Essex, CT, Assessor's Map 27, Lot 74, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a second floor expansion within the front yard setback area, and to allow a 4 foot x 16 foot front porch addition to a point 12 feet, 3 inches from the front property line where 30 feet is required. Also, to allow an increase in the building coverage from 12.4% to 13.1% where 10% is the maximum coverage allowed.
- **Application No. 16-18** on behalf of Dan Wilcox, 18 Bushnell Street, Essex, CT, Assessor's Map 47, Lot 7, VR District, requesting an amendment to Application 16-6, a previously approved variance allowing a detached garage with a condition.

3. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 16-14** on behalf of Keith Knickerbocker, 22 Falls River Drive, Ivoryton, CT
- **Application No. 16-15** on behalf of Jon and Amity Goss, 7 Hillside Drive, Essex, CT

- **Application No. 16-16** on behalf of Jon and Margaret Morris, 5 Riverview Street, Essex, CT
 - **Application No. 16-17** on behalf of John Larson and Kelly Sullivan, 15 High Street, Essex, CT
 - **Application 16-18** on behalf of Dan Wilcox, 18 Bushnell Street, Essex, CT
- 4. Old Business**
- Approval of Minutes – June 21, 2016
- 5. Correspondence and Invoices**
- 6. Adjournment**

Next scheduled meeting: **Tuesday, August 16, 2016**