

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

October 18, 2016 – 7:00 p.m. - Conference Room A - Essex Town Hall

1. New Business

2. Public Hearings

- **Application No. 16-24** on behalf of Dana McFadden, 22 Mack Lane, Essex, CT, Assessor's Map 46, Lot 31, VR District, requesting a variance to section 40Q of the zoning regulations to allow a swimming pool to a point 13 feet from a property line where 20 feet is required.
- **Application No. 16-27** on behalf of Julie Frazier, 125 Main Street, Ivoryton, CT, Assessor's Map 57, Lot 72, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to locate a 12' x 15' house addition to a point 10 feet, 6 inches from a side property line where 25 feet is required. Also, to allow an increase in the building coverage from 13.8% to 14.4% where 10% is the maximum coverage allowed.
- **Application No. 16-28** on behalf of Jessica Chmura, 126 Main Street, Centerbrook, CT, Assessor's Map 43, Lot 85-1, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D, and 60B of the zoning regulations to locate a new 20 x 24 foot detached garage to a point 5 feet from a side property line where 25 feet is required.
- **Application No. 16-29** on behalf of Leonard Wyeth, 9 Summit Street, Ivoryton, CT, Assessor's Map 40, Lot 22, requesting a variance to sections 40D, 40I.1, and 60B of the zoning regulations to allow a ground-mounted solar array to a point 10 feet from a side property line where 25 feet is required.
- **Application No. 16-30** on behalf of Lawrence and Kathleen Bolanowski, 18 Little Point Street, Essex, CT, Assessor's Map 31, Lot 14, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a 300 square foot garage addition to a point 10 feet, 4.5 inches from a front property line where 30 feet is required, and to a point 5 feet from a side property line where 25 feet is required. Also, to allow an increase in the building coverage from 18.3% to 18.9% where 10% is the maximum coverage allowed.
- **Application No. 16-31** on behalf of Paul Cullina, 60 North Main Street, Ivoryton, CT, Assessor's Map 38, Lot 14, RU District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D and 61B of the Essex zoning regulations to allow a new 20' x 30' detached garage to a point 25 feet from a side property line where 30 feet is required.

3. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 16-24** on behalf of Dana McFadden, 22 Mack Lane, Essex, CT.
- **Application No. 16-27** on behalf of Julie Frazier, 125 Main Street, Ivoryton, CT.
- **Application No. 16-28** on behalf of Jessica Chmura, 126 Main Street, Centerbrook, CT.
- **Application No. 16-29** on behalf of Leonard Wyeth, 9 Summit Street, Ivoryton, CT.
- **Application No. 16-30** on behalf of Lawrence and Kathleen Bolanowski, 18 Little Point Street, Essex, CT.
- **Application No. 16-31** on behalf of Paul Cullina, 60 North Main Street, Ivoryton, CT.

4. Old Business

- Approval of Minutes – September 27, 2016

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting: **Tuesday, November 15, 2016**