

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

June 20, 2017 – 7:00 p.m. - Conference Room A - Essex Town Hall

**1. Public Hearings**

- **Application No. 17-9** on behalf of Dee Ferris and Allen Divoll, 15 Scholles Lane, Essex, CT, Assessor's Map 47, Lot 33, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a 77 square foot addition to a point 19.5 feet from a side property line where 25 feet is required. Also, to increase the building coverage from 16.6% to 18% where 10% is the maximum building coverage allowed.
- **Application No. 17-10** on behalf of William Stanlonis, 63 West Avenue, Essex, CT, Assessor's Map 32, Lot 7, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the zoning regulations to allow a 10 x 12 shed up to the side property line where 30 feet is required. Also, to allow the existing building coverage to increase from 11.2% to 11.8% where 10% is the maximum building coverage allowed.
- **Application No. 17-5** on behalf of Michael Picard, 175 Saybrook Road, Essex, CT, Assessor's Map 74, Lot 11, RU District, requesting variances to sections 40C, 40D, 40E, 40I.1, 40N, 40R, 50C.2, 50D, 61B and 101D of the zoning regulations to allow a single family dwelling to a height of 32 feet, 3 inches where 30 feet is the maximum height allowed, and to be located to a point 20 feet from the side property line where 30 feet is required. Also, to allow a detached garage to a point 8 feet from a side property line where 30 feet is required and to a point 12 feet from a front property line where 40 feet is required. Also, to allow a paved driveway to be located within 5 feet of a side property line. Also, to allow an in-ground swimming pool within the Gateway buffer area. Also, to allow a pool pavilion to a point 6 feet from a side property line where 30 feet is required, and to be within the Gateway buffer area. Also, to allow a patio to a point 7 feet from a side property line where 10 feet is required and to be within a Gateway buffer area. Also, to allow a 123 foot long wall within the Gateway buffer area.
- **Application 17-8** on behalf of John and Susan Abbott, 151 River Road, Essex, CT, Assessor's Map 2, Lot 3, RRR District, requesting variances to sections 40C, 40D, 40E, 40J, 40R, 50D and 64B of the Essex zoning regulations to allow the demolition of a house and to replace with a new house that exceeds the maximum height allowed. Also, to allow a portions of a driveway to exceed 12% grade.



## **2. Regular Meeting**

Discussion and possible decision on applications:

- **Application No. 17-9** on behalf of Dee Ferris and Allen Divoll, 15 Scholles Lane, Essex, CT
- **Application No. 17-10** on behalf of William Stanlonis, 63 West Avenue, Essex, CT
- **Application No. 17-5** on behalf of Michael Picard, 175 Saybrook Road, Essex, CT
- **Application 17-8** on behalf of John and Susan Abbott, 151 River Road, Essex, CT
- **Application No. 17-7, Coastal Area Management Site Plan Review**, on behalf of Michael Picard, 175 Saybrook Road, Essex, CT

## **3. New Business**

## **4. Old Business**

- Approval of Minutes – April 20, 2017

## **5. Correspondence and Invoices**

## **6. Adjournment**

Next scheduled meeting: **Tuesday, July 18, 2017**