

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

February 20, 2018 – 7:00 p.m. - Conference Room A - Essex Town Hall

**1. Public Hearings**

- **Application No. 17-22** on behalf of Jonathan Morris, 5 Riverview Street, Essex, CT, Assessor's Map 28, Lot 37, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the zoning regulations to locate a shed.
- **Application No. 18-1** on behalf of Sarette Builders, LLC, Summit Street, Ivoryton, CT, Assessor's Map 57, Lot 75 and Map 58, Lot 13, VR District requesting variances to sections 40C, 40D, 40I.1, 40J and 60B to allow a new single family dwelling to a point 16.7 feet from the front property line where 30 feet is required. Also, to allow the building height to be 37 feet where 30 feet is the maximum building height allowed.
- **Application No. 18-2** on behalf of Joseph and Karen DiRenzo, 3 New City Street, Essex, CT, Assessor's Map 28, Lot 69, VR District, requesting variances to sections 40D, 40E, 40I.1, 45C.1, 45D.4 and 60B of the zoning regulations to allow a property to reach 16.5% building coverage where 10% is the maximum building coverage allowed. Also, to allow an accessory apartment to be located within a structure that is 7 feet from a property line where 15 feet is required, and to allow an accessory apartment on a lot that under the minimum lot size of 60,000 square feet.
- **Application 18-3** on behalf of Michael Picard, 175 Saybrook Road, Assessor's Map 74, Lot 11, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C.2, 61B and 101D of the zoning regulations to allow the replacement of a nonconforming house with a new single family dwelling that will not be within setback areas but to be 32.2 feet in height where 30 feet is the maximum height allowed. Also, to allow a pool house to a point 16 feet from a side property line where 30 feet is required, and a pergola to a point 16.5' from a side property line where 30 feet is required. Also, to allow construction within the Gateway Buffer Area.

**2. Regular Meeting**

Discussion and possible decision on application:

- **Application No. 17-22** on behalf of Jonathan Morris, 5 Riverview St., Essex, CT
- **Application No. 18-1** on behalf of Sarette Builders, LLC, Summit St., Ivoryton, CT
- **Application No. 18-2** on behalf of Joseph and Karen Direnzo, 3 New City St., Essex, CT
- **Application No. 18-3** on behalf of Michael Picard, 175 Saybrook Road, Essex, CT
- **Application No. 18-4, Coastal Area Management Site Plan Review (no public hearing required)**, on behalf of Michael Picard, 175 Saybrook Road, Essex, CT

**3. New Business**

**4. Old Business**

- Approval of Minutes – January 16, 2017

**5. Correspondence and Invoices**

**6. Adjournment**

Next scheduled meeting: **Tuesday, March 20, 2018**