

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 19, 2019 – 7:00 p.m. - Conference Room A - Essex Town Hall

**1. Public Hearings**

- **Application No. 19-1** on behalf of Patricia Jones, 53 West Hills Road, Ivoryton, CT, Assessor's Map 36, Lot 18, RUM District, requesting variances to sections 40C, 40D, 40I.1 and 62B of the zoning regulations to locate a 10' x 14' shed to a point approximately 8 feet from the front property line where 40 feet is required.
- **Application No. 19-2** on behalf of Eric Roise, 89 Main Street, Centerbrook, CT, Assessor's Map 43, Map 7, VR District, requesting variances to sections 40D, 40I.1, 50D and 60B of the zoning regulations to locate a deck to a point 15 feet from the side property line where 25 feet is required. Also, to allow the building coverage to increase from 12.3% to 13.9% where 10% building coverage is the maximum allowed.
- **Application No. 19-3** on behalf of Jeffrey Bridges, 69 Lynn Road, Ivoryton, CT, Assessor's Map 60, Lot 60-14-7, RU District, requesting a variance to section 45D.4 to locate an accessory dwelling unit within an existing accessory building that is not a functioning barn or garage.

**2. Regular Meeting**

Discussion and possible decision on applications:

- **Application No. 19-1** on behalf of Patricia Jones, 53 West Hills Road, Ivoryton, CT
- **Application No. 19-2** on behalf of Eric Roise, 89 Main Street, Centerbrook, CT
- **Application No. 19-3** on behalf of Jeffrey Bridges, 69 Lynn Road, Ivoryton, CT

**3. New Business**

- Receiving of up-to-date, proposed zoning regulations

**4. Old Business**

- Approval of Minutes – December 18, 2018

**5. Correspondence and Invoices**

**6. Adjournment**

Next scheduled meeting: **Tuesday, March 19, 2019**