

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

April 16, 2019 – 7:00 p.m. - Conference Room A - Essex Town Hall

### 1. Public Hearings

- **Application No. 19-5** on behalf of Bill and Lisa Leonard , 88 River Road, Essex, CT, Assessor's Map 11, Lot 9, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to locate a 24' x 35' detached garage to a point 18 feet from the east side property line where 30 feet is required.
- **Application No. 19-6** on behalf of Charles and Heather Hajnal, 79 North Main Street, Essex, CT, Assessor's Map 28, Map 73, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 40I.2, 50D and 60B of the zoning regulations to locate a 12' x 22' detached garage to a point 1 foot from the south side property line where 25 feet is required. Also, to allow a house addition to a point 9 feet from the south side property line where 25 feet is required, and to a point 26 feet from the front property line where 30 feet is required. Also, to allow the building coverage to increase from 15.9% to 23.5% where 10% building coverage is the maximum allowed.
- **Application No. 19-7** on behalf of the Estate of D. Susan Barron and Joseph Reifer, 31 Prospect Street, Essex, CT, Assessor's Map 31, Lot 30, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the zoning regulations to locate a 16' x 40' detached garage to a point 3 feet from the south side property line where 25 feet is required. Also, to allow the building coverage to increase from an existing 14.8% to 21.1% where 10% is the maximum building coverage allowed.
- **Application No. 19-8** on behalf of AIS Properties, LLC, 21 Main Street, Ivoryton, CT, Assessor's Map 42, Lot 30, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to locate a deck to a point 8 feet from the front property line where 30 feet is required.

### 2. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 19-5** on behalf of Bill and Lisa Leonard , 88 River Road, Essex, CT
- **Application No. 19-6** on behalf of Charles and Heather Hajnal, 79 North Main Street, Essex, CT
- **Application No. 19-7** on behalf of the Estate of D. Susan Barron and Joseph Reifer, 31 Prospect Street, Essex, CT
- **Application No. 19-8** on behalf of AIS Properties, LLC, 21 Main Street, Ivoryton, CT

**3. New Business**

**4. Old Business**

- Approval of Minutes – March 19, 2019

**5. Correspondence and Invoices**

**6. Adjournment**

Next scheduled meeting: **Tuesday, May 21, 2019**