

TOWN OF ESSEX  
**Zoning Board of Appeals**

29 West Avenue  
Essex, CT 06426

A G E N D A

Public Hearing followed by Regular Meeting

February 18, 2014 – 7:30 p.m. - Conference Room A - Essex Town Hall

**1. Public Hearings**

- **Application No. 13 - 30** on behalf of John Cacase, 22 Main Street, Essex, CT, Assessor's Map 47, Lot 67, EV District, requesting variances to sections 40D, 40E and 70B of the Essex zoning regulations to add a 208 square foot addition to a house that would increase building coverage from 31% to 33.4%% where 25% is the maximum coverage allowed.
- **Application No. 13 – 31** on behalf of Bradford Perry, Trustee, 27 West Avenue, Essex, CT, Assessor's Map 32, Lot 31, VR District, requesting variances to section 60B of the Essex zoning regulations to decrease the size of a valid nonconforming lot from 49, 346 square feet to 21,030 square feet where 60,000 square feet is the minimum lot area required. Also, to allow one existing valid nonconforming accessory structure to be located 6' 2" from the proposed rear property line and a second accessory structure to be 5'2" from the proposed rear property line where 30 feet is required. Also, to allow the building coverage to increase from 8.3% to 19.5% where 7.5% is the maximum coverage allowed.
- **Application No. 13 – 32** on behalf of John Beveridge, WITHDRAWN
- **Application No. 13 – 33** on behalf of Kate Cordsen, 3 South Main Street, Essex, CT, Assessor's Map 47, Lot 87 requesting variances to sections 40N and 40R of the Essex zoning regulations to locate a patio 2' 4" from the side property line where 10 feet is required and to locate a parking space within 5 feet of the side property line.
- **Application No. 14-1** on behalf of Matt Carroll, 107 Main Street, Ivoryton, CT, Assessor's Map 57, lot 14, C District, requesting a variance to section 112A.1 of the Essex zoning regulations to allow the sale of alcohol for on-premises consumption where a public entrance of the building is within 200 feet of another public entrance of a similar use.
- **Application 14-2** on behalf of Lisa Romano, 178 Saybrook Road, Essex, CT, Assessor's Map 74, Lot 31, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the Essex zoning regulations to locate a front porch to a point 4 feet from the front property line where 40 feet is required, and to raise a portion of a roof that is in the front setback area.

**2. Regular Meeting**

- Decision on Applications

**3. Old Business**

- Approval of Minutes – Public hearings and regular meeting November 19, 2013

**4. New Business**

- Appointment of alternate to vacancy caused by resignation of Doug Demarest
- Election of Officers
- Approval of 2014 Calendar

**5. Correspondence and Invoices**

- Distribution of zoning regulations

**6. Adjournment**

Next scheduled meeting date: March 18, 2014