

TOWN OF ESSEX
Zoning Board of Appeals

Notice of Decision
May 17, 2016

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, May 17, 2016 at 7:00 p.m. in Room A of the Essex Town Hall. The following decisions were rendered:

Application No. 16-6 on behalf of Dan Wilcox, 18 Bushnell Street, Essex, CT, Assessor Map 47 Lot 7, VR District, requesting amendment to application 03-28, a previously approved variance allowing a detached garage. APPROVED

Application 16-7 on behalf of Michael Gates, 1 Northwinds Drive, Ivoryton, CT, Assessor's Map 18, Lot 1-1, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the Essex Zoning Regulations to allow a 24' x 24' detached garage to a point 17 feet from a front property line where 40 feet is required. APPROVED

Application 16-8 on behalf of William Gunther, 22 Pratt Street, Essex, CT Assessor's Map 47, Lot 107, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex Zoning Regulations to allow a 7' x 8' house addition to a point 10.5 feet from the front property line where 30 feet is required. APPROVED

Application 16-9 on behalf of Paige Lescure, 36 Mack Lane, Assessor's Map 50, Lot 13, VR District, requesting variances to sections 40C, 40D, 40I.1, 50C, 60B and 101D of the Essex zoning regulations to allow a 7' x 12' addition to a point 12 feet from a side property line where 25 feet is required. Also, to allow this addition within the Gateway Buffer area. Also, to allow an 18' x 21' detached garage to increase the building lot coverage to 10.4% where 10 is the maximum building coverage allowed. APPROVED

Application 16-10 on behalf of Vincent and Kelly Sadosky, 11 Little Point Street, Essex, CT, Assessor's Map 31, Lot 7, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex Zoning Regulations to locate an addition on a house to a point 1 foot from the side property line where 25 feet is required and to allow an increase in building coverage to 16.5% where 10% is the maximum coverage allowed. APPROVED

Respectfully submitted,

Stella C. Beaudoin
Recording Secretary