

TOWN OF ESSEX  
**Zoning Board of Appeals**

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29 West Avenue • Essex, Connecticut 06426  
Telephone (860) 767-4340 • FAX (860) 767-8509

**Notice of Decision**  
**August 20, 2013 – Public Hearing and Regular Meeting**

**NOTICE IS HEREBY GIVEN** that the Essex Zoning Board of Appeals at their meeting on Tuesday, August 20, 2013 at the Essex Town Hall, 29 West Avenue, Essex, CT took the following actions:

- Variance GRANTED to **Application 13-13** on behalf of Terry Mulcahey for Christine Gemelli at 19 Mallard Point Road, Essex, CT, to allow a dormer to be constructed on a garage that is within a rear and side setback area.
- Variance GRANTED to **Application No. 13-14** on behalf of the Essex Library Association, at 33 West Street, Essex, CT, to allow an 8' x 12' shed to be located 15 feet from a front property line where 30 feet is required. Also, to allow the building coverage to increase from 33% to 33.3% where 7.5% is the maximum coverage allowed.
- Variance GRANTED to **Application 13-15** on behalf of Harold Reed, at 7 North Main Street, Essex, CT, Assessor's Map 47, Lot 118, to allow the replacement of a deck with a larger 8' x 10' deck within each side setback area. Also, to increase building coverage from 23.2% to 23.49% where 7.5% is the maximum allowed.
- Variance GRANTED to **Application 13-16** on behalf of John Fitzgerald, at Lot #5 on Heron Pond Road, Essex, CT, to allow a new single family dwelling to come to a height of 41' 6" where 35 feet is the maximum height allowed.
- Variance GRANTED to **Application 13-17** on behalf of Mark P. and Maryanne Ruckes Watson, at 34 South Main Street, Essex, CT, to allow a 261 square foot addition that will increase the building coverage 10.4% where 7.5% is the maximum coverage allowed.
- Variance GRANTED to **Application 13-18** on behalf of Myron Stacks, at 42 North Main Street, Essex, CT, to locate an 8' x 12' shed to a point 9 feet from a side property line where 25 feet is required. Also, to increase the building coverage from 13.2% to 13.76% where 7.5% is the maximum allowed.

Respectfully submitted,

Stella C. Beaudoin, Recording Secretary