

**Town of Essex - Zoning Board of Appeals**  
**29 West Avenue**  
**Essex, CT 06426**

**NOTICE OF DECISION**

February 18, 2014 – Regular Meeting

**NOTICE IS HEREBY GIVEN** that the Essex Zoning Board of Appeals at their meeting on Tuesday, February 18, 2014 at the Essex Town Hall, 29 West Avenue, Essex, CT took the following actions:

**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.  
**VARIANCE GRANTED**

**Application 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 of from 49,346 square feet to 21,030 square feet where 60,000 square feet is the minimum of 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 real property 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; **CONTINUED TO MARCH 18, 2014**

**Application 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.  
**VARIANCE GRANTED**

**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 four feet from the front property line where 40 feet is required and to raise a portion of the roof that is in the front setback area. **VARIANCE GRANTED**

Respectfully submitted,

Stella C. Beaudoin  
Recording Secretary