

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

July 21, 2020 – 7:00 p.m.

(Virtual Meeting...public may use link below, or find it on Town website)

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/81028188043?pwd=OWczUWxNQ1VxRIJqQ2tyUnkzL202UT09>

Meeting ID: **810 2818 8043**

Meeting Password: **101493**

[Executive Order 7i grants 90 additional days to all applications that are in process during the current designated emergency:]

1. Public Hearings

- **Application No. 20-14** on behalf of Charles and Stephanie Pious, 30 Hemlock Drive, Essex, CT, Assessor's Map 73, Lot 2, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the zoning regulations to locate a 4' x 11' portico to a point 23 feet from the front property line where a 40 feet is required. Also, to allow the building coverage to increase from 19.2% to 19.68% where 15% maximum building coverage is allowed.
- **Application No. 20-15** on behalf of Charles Robinson, 36 Maple Avenue, Essex, CT, Assessor's Map 28, Lot 12, VR District, requesting variances to sections 40C, 40D, 50D, 40I.1 and 60B of the zoning regulations to allow a new single family dwelling to a point 14 feet from the south side property line where a 25 feet is required. Also, to allow the building coverage to increase from 10% for the existing house to 13.7% for the new house where 10% maximum building coverage is allowed.
- **Application No. 20-16** on behalf of Retreat on the Pond, LLC, 57 Main Street, Ivoryton, CT, Assessor's Map 41, Lot 16, RUM District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a building addition to a point 21 feet from the rear property line where 30 feet is required. Also, to allow the building coverage to increase from 14.3% to 15.3% where 15% maximum building coverage is allowed.

2. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 20-14** on behalf of Charles and Stephanie Pious, 30 Hemlock Drive
- **Application No. 20-15** on behalf of Charles Robinson, 36 Maple Avenue
- **Application No. 20-16** on behalf of Retreat on the Pond, LLC, 57 Main Street, Ivoryton

3. New Business

- Proposed Zoning Regulation Section 140

4. Old Business

- Approval of Minutes – June 16, 2020

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting: **Tuesday, August 18, 2020**