

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

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

**1. Public Hearings**

- **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. (Continued from February)
- **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.

**2. Regular Meeting**

- Decision on Applications

**3. Old Business**

- Approval of Minutes – Public hearings and regular meeting February 18, 2014

**4. New Business**

- Receipt of Appeal of an Order, from John Finkeldey (Public hearing to be held by May 22, 2014)

**5. Correspondence and Invoices**

- Distribution of zoning regulations

**6. Adjournment**

Next scheduled meeting date: April 15, 2014