

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

September 16, 2014 – 7:30 p.m. - Conference Room A - Essex Town Hall

1. Public Hearings

- **Application 14-13** on behalf of Debra Marquis, 4 New City Street, Essex, Assessor's Map 28, Lot 64, VR District, requesting variances to sections 40E and 60B of the Essex zoning regulations to allow a lot line revision that proposes the decrease in size of an abutting property that is already of nonconforming lot size.
- **Application No. 14-15** on behalf of William Ammon, Jr., 2 Dennison Lane, Essex, CT, Assessor's Map 27, Lot 4, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the Essex zoning regulations to locate a 576 square foot detached garage to a point 15 feet from the side property line where 25 feet is required.
- **Application No. 14-16** on behalf of Kevin Costen, 11 High Street, Essex, CT, Assessor's Map 27, Lot 73, VR District, requesting variances to sections 40C, 40D and 60B of the Essex zoning regulations to allow a 240 square foot shed to increase the existing building coverage from 15.9% to 17.6% where 7.5% is the maximum building coverage allowed.
- **Application 14-17** on behalf of Essex Elementary School, 108 Main Street, Centerbrook, CT, Assessor's Map 43, Lot 43, VR District, requesting variances to sections 40D, 40I.1 and 60B of the Essex zoning regulations to allow a storage container to be located 8 feet from a side property line where 25 feet is required. Also, to allow existing building coverage of 12.8% where 7.5% is the maximum building coverage allowed.
- **Application 14-18** on behalf of Charles and Catherine Hill, 33 Foxboro Road, Essex, CT, Assessor's Map 16, Lot 10, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B to allow two additions with one to be constructed to a point 22 feet from a side property line where 30 feet is required. Also, to allow the existing building coverage to increase from 7.5% to 9.2% where 7.5% is the maximum building coverage allowed.

2. Regular Meeting

Discussion and possible decision on Applications:

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3. Old Business

- Approval of Minutes – August 19, 2014

4. New Business

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting date: October 21, 2014