

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 17th, 2015 – 7:00 p.m. - Conference Room A - Essex Town Hall

**1. Public Hearings**

- **Application No. 15-2** on behalf of Bradford Carpenter and Kate McSpadden, 26 Hemlock Drive, Essex, CT, Assessor's Map 73, Lot 1, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D, 61B and 101D of the Essex zoning regulations to allow a new deck to a point 13 feet, 10 inches from the rear property line where 30 feet is required. The area of proposed work is also within the Gateway Buffer Area where no improvements are allowed.
- **Application No. 15-3** on behalf of Frank and Mary Francis Readinger, 13 Curiosity Lane, Essex, CT, Assessor's Map 25, Lot 18, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to allow a proposed addition to a point 21 feet, 6 inches from a side property line where 25 feet is required.
- **Application No. 15-4** on behalf of Richard and Patricia Gill, 3 Abby Lane, Essex, CT, Assessor's Map 26, Lot 29-1, VR District, requesting variances to sections 40C, 40D, 40I.1, and 60B of the Essex zoning regulations to locate a 14' by 20' accessory building to a point 9 feet from a side property line where 25 feet is required. Also, to allow the proposed expansion to increase the maximum allowed building coverage from 9% to 10.5% where 10% is the maximum coverage allowed.

**2. Regular Meeting**

Discussion and possible decision on applications:

- **Application No. 15-2** on behalf of Bradford Carpenter and Kate McSpadden, 26 Hemlock Drive, Essex, CT, Assessor's Map 73, Lot 1, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D, 61B and 101D of the Essex zoning regulations to allow a new deck to a point 13 feet, 10 inches from the rear property line where 30 feet is required. The area of proposed work is also within the Gateway Buffer Area where no improvements are allowed.
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- **Application No. 15-4** on behalf of Richard and Patricia Gill, 3 Abby Lane, Essex, CT, Assessor's Map 26, Lot 29-1, VR District, requesting variances to sections 40C, 40D, 40I.1, and 60B of the Essex zoning regulations to locate a 14' by 20' accessory building to a point 9 feet from a side property line where 25 feet is required. Also, to allow the proposed expansion to increase the maximum allowed building coverage from 9% to 10.5% where 10% is the maximum coverage allowed.

**3. Old Business**

- Approval of Minutes – February 17, 2015

**4. New Business**

**5. Correspondence and Invoices**

**6. Adjournment**

Next scheduled meeting date: April 21, 2015