

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

August 20, 2013 – 7:30 p.m. - Room A - Essex Town Hall

**1. Public Hearings**

- **Application 13-13** on behalf of Terry Mulcahey for Christine Gemelli at 19 Mallard Point Road, Essex, CT, Assessor's Map 71, Lot 18-1, RU District, requesting variances to sections 40E, 40I.1, 50D and 61B of the Essex zoning regulations to allow a dormer to be constructed on a garage that is within a rear and side setback area.
- **Application No. 13-14** on behalf of the Essex Library Association, at 33 West Street, Essex, CT, Assessor's Map 32, Lot 21, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the Essex zoning regulations to allow an 8' x 12' shed to be located 15 feet from a front property line where 30 feet is required. Also, to allow the building coverage to increase from 33% to 33.3% where 7.5% is the maximum coverage allowed.
- **Application 13-15** on behalf of Harold Reed, at 7 North Main Street, Essex, CT, Assessor's Map 47, Lot 118, VR District, requesting a variance to section 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to allow the replacement of a deck with a larger 8' x 10' deck within each side setback area. Also, to increase building coverage from 23.2% to 23.49% where 7.5% is the maximum allowed.
- **Application 13-16** on behalf of John Fitzgerald, at Lot #5 on Heron Pond Road, Essex, CT, Assessor's Map 74, Lot 1-5, RU District, requesting a variance to section 40C, 40D, 40J and 61B of the Essex zoning regulations to allow a new single family dwelling to come to a height of 41' 6" where 35 feet is the maximum height allowed.
- **Application 13-17** on behalf of Mark P. and Maryanne Ruckes Watson, at 34 South Main Street, Essex, CT, Assessor's Map 46, Lot 48, VR District, requesting variances to sections 40D, 40E, 50D and 60B of the Essex zoning regulations to allow a 261 square foot addition that will increase the building coverage from 14.4% to 15.36% where 7.5% is the maximum coverage allowed.
- **Application 13-18** on behalf of Myron Stacks, at 42 North Main Street, Essex, CT, Assessor's Map 27, Lot 66, VR District requesting a variance to sections 40C, 40D, 40I.1 and 60B to locate an 8' x 12' shed to a point 9 feet from a side property line where 25

feet is required. Also, to increase the building coverage from 13.2% to 13.76% where 7.5% is the maximum allowed.

**2. Regular Meeting**

- Decision on Applications

**3. Old Business**

- Approval of Minutes – Public hearings and regular meeting July 16, 2013

**4. New Business**

**5. Correspondence and Invoices**

**6. Adjournment**

Next scheduled meeting date: September 17, 2013