

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

December 15, 2015 – 7:00 p.m. - Conference Room A - Essex Town Hall

**1. Public Hearings**

- **Application No. 15-21** on behalf of Kurt Smith, 186 Main Street, Ivoryton, CT, Assessor's Map 58, Lot 35, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the Essex zoning regulations to allow four doghouse dormers to be located on the portion of a house that is within the front yard setback area. Also, to allow an addition to the house where the side portion comes to a point 24 feet from a side property line where 30 feet is required, and where a portion comes to a point 34 feet from the front property line where 40 feet is required.
- **Application 15-25** on behalf of George Sexton, 44 Birch Mill Trail, Essex, CT, Assessor's Map 90, Lot 3-35, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B to locate a 288 square foot shed 11 feet from a side property line where 30 feet is required.
- **Application 15-26** on behalf of Jens Hupkau, 25 Heron Pond Road, Essex, CT, Assessor's Map 74, Lot 6, RU District, requesting variances to sections 40C, 40D, 40J, and 61B to build a new single family dwelling to a height of 35 feet, 9 inches where 30 feet is the maximum height allowed.

**2. Regular Meeting**

Discussion and possible decision on applications:

- **Application No. 15-21** on behalf of Kurt Smith, 186 Main Street, Ivoryton, CT.
- **Application No. 15-25** on behalf of George Sexton, 44 Birch Mill Trail, Essex, CT.
- **Application No. 15-26** on behalf of Jen Hupkau, 25 Heron Pond Road, Essex, CT.

**3. Old Business**

- Approval of Minutes – November 17, 2015

**4. New Business**

**5. Correspondence and Invoices**

**6. Adjournment**

Next scheduled meeting date: January 19, 2016