

TOWN OF ESSEX
Zoning Board of Appeals
29 West Avenue
Essex, CT 06426

A G E N D A

Public Hearings followed by Special Meeting

September 27, 2016 – 7:00 p.m. - Conference Room A - Essex Town Hall

1. New Business

2. Public Hearings

- **Application No. 16-19** on behalf of Michael Hannifan c/o Peter Boorman, Esq., 30 Main Street, Centerbrook, CT, Assessor's Map 44, Lot 18, C District, requesting variances to sections 40D, 40E, 40I.1, 50D, and 80C of the zoning regulations to locate a 20'-2" x 23'-2" square foot deck to a point 10 feet from a front property line where 30 feet is required.
- **Application No. 16-20** on behalf of Steve Elek, 99 Book Hill Road, Essex, CT, Assessor's Map 6, Lot 14, RU District, requesting variances to sections 40C, 40D, 40I.1, and 61B of the zoning regulation to locate a 24 x 24 detached garage to a point 12 feet from a side property line where 30 feet is required.
- **Application No. 16-21** on behalf of Jon and Amity Goss, 7 Hillside Drive, Essex, CT, Assessor's Map 68, Lot 4-1B, RU District, requesting variances to sections 40C, 40D, 40I.1, and 61B of the zoning regulation to locate a 24 x 24 square foot detached garage to a point 20 feet from a side property line where 30 feet is required.
- **Application No. 16-22** on behalf of Richard Helzel, 23 King's Lane, Essex, CT, Assessor's Map 28, Lot 16, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a dormer on a roof of a detached garage that is located within a side yard setback area.
- **Application No. 16-23** on behalf of Joshua Schulman and Andrea Schreiber, 28 River Road, Essex, CT, Assessor's Map 10, Lot 22, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the zoning regulations to allow a 54 square foot addition to a point 27 feet from a front property line where 40 feet is required.
- **Application No. 16-24** on behalf of Dana McFadden, 22 Mack Lane, Essex, CT, Assessor's Map 46, Lot 31, VR District, requesting a variance to section 40Q of the zoning regulations to allow a swimming pool to a point 13 feet from a property line where 20 feet is required.
- **Application No. 16-25** on behalf of Susan Paul, 9 Pratt Street, Essex, CT, Assessor's Map 47, Lot 113, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a 430 square foot garage addition to a point 2.5 feet from a side property line where 25 feet is required. Also, to allow the existing building coverage to increase from 18.4% to 20.1% where 10% is the maximum building coverage allowed.

- **Application No. 16-26** on behalf of Carlson Landing, LLC, 9 Ferry Street, Essex, CT, Assessor's Map 47, Lot 17, WF District, requesting variances to sections 40C, 40D, 40I.1, 71B and 101D of the zoning regulations to allow a 140 square foot shed to a point 6 inches from the front property line where 40 feet is required. Also, to allow the existing building coverage to increase from 48.4% to 48.6% where 25% is the maximum building coverage allowed.

3. Special Meeting

Discussion and possible decision on applications:

- **Application No. 16-19** on behalf of Michael Hannifan c/o Peter Boorman, Esq., 30 Main Street, Centerbrook, CT.
- **Application No. 16-20** on behalf of Steve Elek, 99 Book Hill Road, Essex, CT.
- **Application No. 16-21** on behalf of Jon and Amity Goss, 7 Hillside Drive, Essex, CT.
- **Application No. 16-22** on behalf of Richard Helzel, 23 King's Lane, Essex, CT.
- **Application No. 16-23** on behalf of Joshua Schulman and Andrea Schreiber, 28 River Road, Essex, CT.
- **Application No. 16-24** on behalf of Dana McFadden, 22 Mack Lane, Essex, CT.
- **Application No. 16-25** on behalf of Susan Paul, 9 Pratt Street, Essex, CT.
- **Application No. 16-26** on behalf of Carlson Landing, LLC, 9 Ferry Street, Essex, CT.

4. Old Business

- Approval of Minutes – July 19, 2016

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting: **Tuesday, October 18, 2016**