

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 17, 2013 – 7:30 p.m. - Room A - Essex Town Hall

1. Public Hearings

- **Application 13 - 19** on behalf of Mary Ludwig at 5 Donald Road Extension, Essex, CT, Assessor's Map 26, Lot 55, VR District, requesting a variance to section 60B of the Essex zoning regulations to allow a lot line revision that would cause an existing lot that is 30,056 square feet to become even less non-conforming at 28,831 square feet where 60,000 is the minimum lot area required.
- **Application No. 13 - 20** on behalf of David Deleeuw, at 8 Harborview Drive, Essex, CT, Assessor's Map 69, Lot 46, RU District, requesting variances to sections 40D, 40E, 50D and 61B of the Essex zoning regulations to allow a garage addition to increase the existing building coverage from 8.57% to 9.63% where 7.5% is the maximum coverage allowed.
- **Application No. 13 - 21** on behalf of Robert Osborn at 31 Book Hill Woods Road, Essex, CT, Assessor's Map 7, Lot 1-9, RRR District, requesting variances to sections 40C, 40D, 40I.1, and 64B of the Essex zoning regulations to locate a 10' x 16' garden shed to a point 24 feet from a side property line where 30 feet is required.
- **Application No. 13 – 22** on behalf of JMB Property, LLC, at 31-33 Main Street, Centerbrook, CT, Assessor's Map 44, Lot 28, C District, requesting variances to sections 40M and 110F.37 of the Essex zoning regulations to allow thirty-five off-street parking spaces when forty-four parking spaces are required for existing and proposed uses.
- **Application No. 13 – 23** on behalf of John Mezzio, at 27 Grandview Terrace, Essex, CT, Assessor's Map 27, Lot 83, VR District, requesting variances to sections 40D, 40E, 50D and 60B of the Essex zoning regulations to allow an house addition to increase the lot's building coverage from 6.8% to 8.3% where 7.5% is the maximum coverage allowed.
- **Application No. 13 – 24** on behalf of the Essex Fire Department, at a lot on Plains Road, Essex, CT, Assessor's Map 53, Lot 14, LI District, requesting a variance to section 40A, 90C.1.A to allow a principal use of a fire training facility on the same lot as an existing principal use of a recreational ball field.

2. Regular Meeting

- Decision on Applications

3. Old Business

- Approval of Minutes – Public hearings and regular meeting August 19, 2013

4. New Business

- Discussion for new chairman

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting date: October 15, 2013