

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

January 16, 2018 – 7:00 p.m. - Conference Room A - Essex Town Hall

1. Public Hearings

- **Application No. 17-22** on behalf of Jonathan Morris, 5 Riverview Street, Essex, CT, Assessor's Map 28, Lot 37, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the zoning regulations to locate a shed.
- **Application No. 17-23** on behalf of Charles Robertson, Kings Lane, Essex, CT, Assessor's Map 28, Lot 12-1 to allow a new single family dwelling and a shed to be constructed on a preexisting substandard parcel and to be built at 13.8% building coverage where 10% is the maximum building coverage allowed. Also, to allow a driveway to be located within 5 feet of the northern side property line.
- **Application No. 17-24** on behalf of Gregory Laviero and Karen McLaughlin, 55 South Main Street, Essex, CT, Assessor's Map 46, Lot 23, VR District, requesting variances to sections 45C.1 and 45E.5 of the zoning regulations to allow an accessory apartment on a property that is under the minimum lot size for the district and to locate such a dwelling on the same property where a two-family dwelling exists.

2. Regular Meeting

Discussion and possible decision on application:

- **Application No. 17-22** on behalf of Jonathan Morris, 5 Riverview Street, Essex, CT
- **Application No. 17-23** on behalf of Charles Robertson, Kings Lane, Essex, CT
- **Application No. 17-24** on behalf of Gregory Laviero and Karen McLaughlin, 55 South Main Street, Essex

3. New Business

4. Old Business

- Approval of Minutes – December 19, 2017

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting: **Tuesday, February 20, 2018**