

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

April 17, 2018 – 7:00 p.m. - Conference Room A - Essex Town Hall

1. Public Hearings

- **Application 18-3** on behalf of Michael Picard, 175 Saybrook Road, Assessor's Map 74, Lot 11, Essex, CT, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C.2, 61B and 101D of the zoning regulations to allow the replacement of a nonconforming house with a new single family dwelling that will not be within setback areas but to be 32.2 feet in height where 30 feet is the maximum height allowed. Also, to allow a pool house to a point 16 feet from a side property line where 30 feet is required. Also, to allow construction within the Gateway Buffer Area.
- **Application No. 18-6** on behalf of Joseph and Karen DiRenzo, 3 New City Street, Essex, CT, Assessor's Map 28, Lot 69, VR District, requesting variances to sections 40D, 40E, 40I.1, 45D.4, 50D and 60B of the zoning regulations to allow a garage addition to come to a point 28 feet, 4 inches from the rear property line where 30 feet is required, and to allow the existing building coverage to increase from 15.5% to 17.5% where 10% is the maximum building coverage allowed. Also, to allow an accessory dwelling unit to be located within an existing structure that is 7 feet from a property line where 15 feet is required.
- **Application No. 18-8** on behalf of Thomas and Kelly Nichols, 10 West Avenue, Essex, CT, Assessor's Map 32, Lot 60, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to add a two-car garage to a point 7 feet from a side property line where 25 feet is required and to allow the existing building coverage to increase from 18% to 22.58% where 10% is the maximum building coverage allowed. Also, to allow an expansion of a part of the house that is within the west side setback area.
- **Application No. 18-9** on behalf of Raymond and Marianne Pawlicki, 11 Mack Lane, Essex, CT, Assessor's Map 50, Lot 14-4, VR District, requesting variances to sections 40C, 40D, 40I.1, 50D and 60B of the zoning regulation to add an open addition to a point 6.5 feet from a side property line where 25 feet is required. Also, to allow a proposed pool house that would increase the existing building coverage from 8.8% to 11.9% where 10% is the maximum building coverage allowed.

2. Regular Meeting

Discussion and possible decision on application:

- **Application No. 18-3** on behalf of Michael Picard, 175 Saybrook Road, Essex, CT
- **Application No. 18-4, Coastal Area Management Site Plan Review** (no public hearing required), on behalf of Michael Picard, 175 Saybrook Road, Essex, CT

- **Application No. 18-6** on behalf of Joseph and Karen DiRenzo, 3 New City Street, Essex, CT
- **Application No. 18-8** on behalf of Thomas and Kelly Nichols, 10 West Avenue, Essex, CT
- **Application No. 18-9** on behalf of Raymond and Marianne Pawlicki, 11 Mack Lane, Essex, CT

3. New Business

- The Essex Zoning Commission has received a newly formatted set of zoning regulations to review. The set will be officially received as a regulation text amendment petition at the March 19 meeting. The ZBA will receive a copy of the draft set soon after.

4. Old Business

- Approval of Minutes – March 20, 2018

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting: **Tuesday, May 15, 2018**