

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

August 20, 2019 – 7:00 p.m. - Conference Room A - Essex Town Hall

1. Public Hearings

- **Application No. 19-18** on behalf of Richard Lennon, 12 Foxboro Road, Essex, CT, Assessor's Map 16, Lot 4, RU District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the zoning regulations for a 26' x 46' addition to an existing detached garage to a point 10 feet, 4 inches from a side property line where 30 feet is required. (Continued from May 21, 2019)
- **Application No. 19-19** on behalf of Tanya Cutolo, 8 Lookout Hill Road, Essex, CT, Assessor's Map 1, Lot 14, RRR District, requesting variances to sections 40C, 40D, 40I.1 and 64B of the zoning regulations to locate a detached 2-car garage to a point 30 feet from a front property line where 40 feet is required.
- **Application No. 19-20** on behalf of Joshua Schulman, 28 River Road, Essex, CT, Assessor's Map 10, Lot 22, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to locate a 10' x 12' shed to a point 7' 6" from the north side property line, and 13 feet from the west side property line, each where 30 feet is required. Also, to allow the building coverage to increase to 10.4% from 9.8% where 10% is the maximum building coverage allowed.
- **Application No. 19-21** on behalf Tom and Cindy Schroeder, 24 Walnut Street, Ivoryton, CT, Assessor's Map 63, Lot 2, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the zoning regulations to locate an 8' x 12' shed to a point 7 feet from the south side property line where 25 feet is required.

2. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 19-18** on behalf of Richard Lennon, 12 Foxboro Road, Essex, CT
- **Application No. 19-19** on behalf of Tonya Cutolo, 8 Lookout Hill Road, Essex, CT
- **Application No. 19-20** on behalf of Joshua Schulman, 28 River Road, Essex, CT
- **Application No. 19-21** on behalf Tom and Cindy Schroeder, 24 Walnut Street, Ivoryton, CT

3. New Business

4. Old Business

- Approval of Minutes – June 18, 2019

5. Correspondence and Invoices

6. Adjournment

Next scheduled meeting: **Tuesday, September 17, 2019**