

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

September 17, 2019 – 7:00 p.m. - Conference Room A - Essex Town Hall

**1. Public Hearings**

- **Application No. 19-22** on behalf of John Shimanski, 5 Main Street, Centerbrook, CT, Assessor's Map 44, Lot 10, C District, requesting variances to sections 40E, 40I.1, 50D and 80C of the zoning regulations to allow a 3 foot increase in height to the front facade of an existing building that is 13 feet from the front property line where 30 feet is required. (Decision to be made by October 22<sup>nd</sup>)
- **Application No. 19-23** on behalf of Gary Dayharsh, 57 Main Street, Ivoryton, CT, Assessor's Map 41, Lot 17, RUM District, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B and 62B of the zoning regulations to locate a deck to a point 20 feet from a rear property line where 30 feet is required. (Decision to be made by October 22<sup>nd</sup>)
- **Application No. 19-24** on behalf of Robert Rabine, 63 Main Street, Essex, CT, Assessor's Map 47, Lot 21-1, WF District, requesting variances to sections 40D, 40I.1 and 111A.4 of the zoning regulations to locate a freestanding sign 2 feet from the front property line where 10 feet is required, and within a side setback where 20 feet is required from each property line. (Decision to be made by October 22<sup>nd</sup>)
- **Application No. 19-25** on behalf of Mallory Ortiz, 14 Chestnut Street, Ivoryton, CT, Assessor's Map 40, Lot 33, VR District, requesting variances to sections 40D, 40I.1 and 60B of the zoning regulations to locate an 8' x 12' shed to a point 5 feet from the south side property line where 25 feet is required. (Decision to be made by October 22<sup>nd</sup>)

**2. Regular Meeting**

Discussion and possible decision on applications:

- **Application No. 19-22** on behalf of John Shimanski, 5 Main Street, Centerbrook, CT
- **Application No. 19-23** on behalf of Gary Dayharsh, 57 Main Street, Ivoryton, CT
- **Application No. 19-24** on behalf of Robert Rabine, 63 Main Street, Essex, CT
- **Application No. 19-25** on behalf of Mallory Ortiz, 14 Chestnut Street, Ivoryton, CT

**3. New Business**

- The newly formatted zoning regulations will be received by the Zoning Commission on September 16<sup>th</sup>. Copies will get to the ZBA and Planning Commission by their respective October meetings. The first public hearing will be Monday, November 25<sup>th</sup>.

**4. Old Business**

- Approval of Minutes – August 20, 2019

**5. Correspondence and Invoices**

**6. Adjournment**

Next scheduled meeting: **Tuesday, October 15, 2019**