

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

November 19, 2019 – 7:00 p.m. - Conference Room A - Essex Town Hall

1. Public Hearings

- **Application No. 19-28** on behalf of Peter Glyman and Ruth Ann Paulin, 20 Main Street, Essex, CT, Assessor's Map 47, Lot 68, VR and EV Districts, requesting variances to sections 40D, 40E, 40I.1, 45D.4, 50D and 60B of the zoning regulations to add a second story to a building that is already to a point 10 feet from a north side property line, and to a point 20 feet from a south side property line, each where 25 feet is required. Also, to allow a porte cochere to a point 10 feet from the south side property line where 25 feet is required. Also, to allow an existing detached accessory structure that is within 15 feet of a side property line to have an accessory dwelling unit. (Decision to be made by December 24th)
- **Application No. 19-29** on behalf of AJ Shea Construction, for Emme D. Deland, 17 West Avenue, Essex, CT, Assessor's Map 32, Lot 34, VR, requesting variances to sections 40D, 40E, 40I.1, 45D.4, 50D and 60B to add dormers atop a detached garage that is to a point 7 feet from the east side property line where 25 feet is required. Also, to allow the same existing detached garage that is within 15 feet of a side property line to have an accessory dwelling unit only, by eliminating the garage function. (Decision to be made by December 24th)
- **Application No. 19-30** on behalf of Ryan Oates, 30 Blake Street, Ivoryton, CT, Assessor's Map 39, Lot 14, VR, requesting variances to sections 40C, 40D, 40E, 40I.1 and 60B to replace an existing shed with a new, detached deck platform to a point 20 feet from the north side property line where 25 feet is required.

2. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 19-28** on behalf of Peter Glyman and Ruth Ann Paulin, 20 Main Street, Essex, CT
- **Application No. 19-29** on behalf of AJ Shea Construction for Emme D. Deland, 17 West Avenue, Essex, CT
- **Application No. 19-30** on behalf of Ryan Oates, 30 Blake Street, Ivoryton, CT

3. New Business

- Election of Officers
- Approval of 2020 Meeting Calendar

4. Old Business

- Approval of Minutes – October 15, 2019

5. Correspondence and Invoices

6. Adjournment

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