

TOWN OF ESSEX
Zoning Board of Appeals
Notice of Decision
November 19, 2019 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, November 19, 2019 at 7:00 p.m. in Conference Room A of the Essex Town Hall. The following decisions were rendered:

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 60 B 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 southside 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. **DENIED**

Application No. 19-29 on behalf of A J Shea Construction, for Emme L. Deland, 17 West Avenue, Essex CT, Assessor's Map 32, Lot 34, VR District, requesting variances to sections 40D, 40E, 40I.1 45D.4, 50D and 60B of the zoning regulations 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. **APPROVED for the dormers. DENIED for the elimination of the garage function.**

Application No. 19-30 on behalf of Ryan Oats, 30 Blake Street Ivoryton, CT, Assessor's Map 39, Lot 14, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, and 60B of the zoning regulations 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. **APPROVED**

Respectfully submitted,

Stella A Caione
Recording Secretary