

TOWN OF ESSEX
Zoning Board of Appeals

29 West Avenue
Essex, CT 06426

A G E N D A

Public Hearing followed by Regular Meeting

January 21, 2014 – 7:30 p.m. - Conference Room A - Essex Town Hall

1. Public Hearings

- **Application No. 13 - 30** on behalf of John Cacase, 22 Main Street, Essex, CT, Assessor's Map 47, Lot 67, EV District, requesting variances to sections 40D, 40E and 70B of the Essex zoning regulations to add a 208 square foot addition to a house that would increase building coverage from 31% to 33.4% where 25% is the maximum coverage allowed.
- **Application No. 13 – 31** on behalf of Bradford Perry, Trustee, 27 West Avenue, Essex, CT, Assessor's Map 32, Lot 31, VR District, requesting variances to section 60B of the Essex zoning regulations to decrease the size of a valid nonconforming lot from 49, 346 square feet to 21,030 square feet where 60,000 square feet is the minimum lot area required. Also, to allow one existing valid nonconforming accessory structure to be located 6' 2" from the proposed rear property line and a second accessory structure to be 5'2" from the proposed rear property line where 30 feet is required. Also, to allow the building coverage to increase from 8.3% to 19.5% where 7.5% is the maximum coverage allowed.
- **Application 13 – 32** on behalf of John Beveridge, 18 River Road, Essex, CT, Assessor's Map 18, Lot 4 requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the Essex zoning regulations to expand a detached garage to a point 6 feet from the front property line where 40 feet is required and to a point 11 feet from a side property line where 30 feet is required. Also, to increase the building coverage from 7.44% to 7.95% where 7.5% is the maximum building coverage allowed.
- **Application 13 – 33** on behalf of Kate Cordsen, 3 South Main Street, Essex, CT, Assessor's Map 47, Lot 87 requesting variances to sections 40N and 40R of the Essex zoning regulations to locate a patio 2' 4" from the side property line where 10 feet is required and to locate a parking space within 5 feet of the side property line.

2. Regular Meeting

- Decision on Applications

3. Old Business

- Approval of Minutes – Public hearings and regular meeting November 19, 2013

4. New Business

- Discussion of positions and terms
- Election of Officers
- Appointment of alternate to vacancy caused by resignation of Doug Demarest
- Approval of 2014 Calendar

5. Correspondence and Invoices

- Zoning regulation distribution

6. Adjournment

Next scheduled meeting date: February 18, 2014