

TOWN OF ESSEX  
**Zoning Board of Appeals**

**Executive Board**

*Paul Greenberg, Chair*  
*Michael Noto, Vice Chair*

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*Ward Feirer*  
*Barbara Sarrantonio*  
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**Notice of Decision**  
**February 17, 2015 – Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, February 17, 2015 at 7:00 p.m. in Room A of the Essex Town Hall. Seated Members: M. Noto, W. Veillette, B. Sarrantonio, P. Decker. The following decision was rendered:

- **Application No. 14-20** on behalf of Darryl and Barbara Hersant, 31 Grandview Terrace, Essex, CT, Assessor's Map 27, Lot 86, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the Essex zoning regulations to add a 141 square foot roof extension to the front of house and to a point 22.56 feet from front property line where 30 feet is required, and a 540 square foot addition off the rear of the house and to a point 28.5 feet from another front property line where 30 feet is required. Both additions would increase building coverage from 11.2% to 15.5%. The addition for the construction of a first floor bedroom is approved. The covered gravel walkway is approved, however the walkway will not be enclosed. The proposal for the deck is denied. The hardship associated with this proposal is the current location of the building which places any improvements to this property in nonconformance. This application is approved in accordance with the plans submitted. **Variance approved with referenced conditions.**

Respectfully submitted,

Stella C. Beaudoin  
Recording Secretary