



TOWN OF ESSEX  
**Zoning Board of Appeals**

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**Notice of Decision**  
**February 20, 2018 – Public Hearing and Regular Meeting**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, February 20, 2018 at 7:00 p.m. in Room B of the Essex Town Hall. The following Decisions were rendered:

**Application No. 17-22** on behalf of Jonathan Morris, 5 Riverview Street, Essex, Assessors Map 38, Lot 37 VR District, requesting variances to sections 40C, 40D, 40I.1 and 60 B to locate a shed. **Approved**

**Application #18-1** on behalf of Sarette Builders, LLC, Summit Street, Ivoryton, CT, Assessor's Map 57, Lot 75 and Map 58, Lot 13, VR District requesting variances to sections 40C, 40D, 40I.1, 40J and 60B to allow a new single family dwelling to a point 16.7 feet from the front property line where 30 feet is required. Also, to allow the building height to be 37 feet where 30 feet is the maximum building height allowed. **Approved**

**Application No. 18-2** on behalf of Joseph and Karen DiRenzo, 3 New City Street, Essex, CT, Assessor's Map 28, Lot 69, VR District, requesting variances to sections 40D, 40E, 40I.1, 45C.1, 45D.4 and 60B of the zoning regulations to allow a property to reach 16.5% building coverage where 10% is the maximum building coverage allowed. Also, to allow an accessory apartment to be located within a structure that is 7 feet from a property line where 15 feet is required, and to allow an accessory apartment on a lot that under the minimum lot size of 60,000 square feet. **Denied**

Respectfully submitted,

Stella C. Beaudoin  
Recording Secretary