



TOWN OF ESSEX
Zoning Board of Appeals

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Notice of Decision
April 16, 2019 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, April 16, 2019 at 7:00 p.m. in Room B of the Essex Town Hall. The following Decisions were rendered

Application No. 19-5 on behalf of Bill and Lisa Leonard , 88 River Road, Essex, CT, Assessor's Map 11, Lot 9, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to locate a 24' x 35' detached garage to a point 18 feet from the east side property line where 30 feet is required. Approved.

Application No. 19-6 on behalf of Charles and Heather Hajnal, 79 North Main Street, Essex, CT, Assessor's Map 28, Map 73, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 40I.2, 50D and 60B of the zoning regulations to locate a 12' x 22' detached garage to a point 1 foot from the south side property line where 25 feet is required. Also, to allow a house addition to a point 9 feet from the south side property line where 25 feet is required, and to a point 26 feet from the front property line where 30 feet is required. Also, to allow the building coverage to increase from 14.6% to 20.5% where 10% building coverage is the maximum allowed. Approved.

Application No. 19-7 on behalf of the Estate of D. Susan Barron and Joseph Reifer, 31 Prospect Street, Essex, CT, Assessor's Map 31, Lot 30, VR District, requesting variances to sections 40C, 40D, 40I.1 and 60B of the zoning regulations to locate a 16' x 40' detached garage to a point 3 feet from the south side property line where 25 feet is required. Also, to allow the building coverage to increase from an existing 16.1% to 23.4% where 10% is the maximum building coverage allowed. Approved.

Application No. 19-8 on behalf of AIS Properties, LLC, 21 Main Street, Ivoryton, CT, Assessor's Map 42, Lot 30, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to locate a deck to a point 8 feet from the front property line where 30 feet is required. Approved.

Stella C Beaudoin
Recording Secretary