



TOWN OF ESSEX  
**Zoning Board of Appeals**

**Executive Board**

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*W. Feirer, Vice Chair*  
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**Notice of Decision**  
**July 21, 2020 – Zoning Board of Appeals**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, July 21, 2020 at 7:00 p.m. This meeting was made available to the public via Zoom at <https://us02web.zoom.us/j/81028188043?pwd=OWczUWxNQ1VxRIJqQ2tyUnkzL202UT09>; The following decisions were rendered:

**Application No. 20-14** on behalf of Charles and Stephanie Pious, 30 Hemlock Drive, Essex, requesting variances to sections 40D, 40E, 40I.1, 50D and 61B of the zoning regulations to locate a 4' x 11' portico to a point 23 feet from the front property line where a 40 feet is required. Also, to allow the building coverage to increase from 19.2% to 19.68% where 15% maximum building coverage is allowed. **APPROVED**

**Application No. 20-15** on behalf of **Charles Robertson, 36 Maple Avenue, Essex**, requesting variances to sections 40C, 40D, 50D, 40I.1 and 60B of the zoning regulations to allow a new single family dwelling to a point 14 feet from the south side property line where a 25 feet is required. Also, to allow the building coverage to increase from 10% for the existing house to 13.7% for the new house where 10% maximum building coverage is allowed. **DENIED without prejudice**

**Application No. 20-16** on behalf of Retreat on the Pond, LLC, 57 Main Street, Ivoryton, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a building addition to a point 21 feet from the rear property line where 30 feet is required. Also, to allow the building coverage to increase from 14.3% to 15.3% where 15% maximum building coverage is allowed. **APPROVED**

Respectfully submitted,  
*Stella A. Caione*  
Stella A. Caione, Recording Clerk