



TOWN OF ESSEX  
**Zoning Board of Appeals**

**Executive Board**

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**Notice of Decision - December 15, 2020 – Zoning Board of Appeals**

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, December 15, 2020 at 7:00 p.m. The following Decisions were rendered:

Variance for **Application No. 20-24** on behalf of Joshua Jones for Thomas and Aurise Gallucci, 22 Pratt Street, Essex, CT, Assessor's Map 47, Lot 107, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to locate a 5' x 9' addition to an accessory structure to a point 1 foot from the rear property line where 25 feet is required. Also, to allow the building coverage to increase from 26% to 26.9% where 10% maximum building coverage is allowed; GRANTED

Variance for **Application No. 20-25** on behalf of Paul Johns, 29 Main Street, Essex, CT, Assessor's Map 47, Lot 59, EV District, requesting variances to sections 40C, 40D and 70B of the zoning regulations to allow a new 20' x 28' detached garage to increase the building coverage from 22.46% to 30% where 25% maximum building coverage is allowed; GRANTED

**Application No. 20-26** on behalf of AJ Shea Construction for Ted Potter, 51 Comstock Avenue, Ivoryton, CT, Assessor's Map 57, Lot 45, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow an addition to a shed to a point 11 feet from a side property line where 25 feet is required. Also, to allow the building coverage to increase from 11.2% to 11.87% where 10% maximum building coverage is allowed; GRANTED

Respectfully submitted,

*Stella A. Caione*

Stella A. Caione, Recording Clerk