

TOWN OF ESSEX
Zoning Board of Appeals

Notice of Decision
February 16, 2021 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, February 16, 2021 via Zoom platform. The following Decisions were rendered:

Variance for **Application No. 21-5** on behalf of John Hajnal, 53 Main Street, Essex, CT, Assessor's Map 47, Map 20, EV District, requesting variances to sections 40C, 40D, 40I.1 and 70B of the zoning regulations to locate 7' x 20' concrete pad with a storage cooler to a point 2.5 feet from a side property line where 5 feet is required. Approved.

Variance for **Application No. 21-7** on behalf of Brooke Adamson, 15 West Hills Road, Ivoryton, CT, Assessor's Map 36, Lot 29, RUM District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to allow an 8' x 12' shed to be located to a point one foot from the side property line where 30 feet is required. Approved.

Variance for **Application No. 21-8** on behalf of Brad Tully, 9 Evans Lane, Essex, CT, Assessor's Map 46, Lot 4-1, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a second story addition to a point 23.4 feet from the side property line where 25 feet is required. Approved.

Variance for **Application No. 21-9** on behalf of Margo Weitekamp, 24 Hemlock Drive, Essex, CT, Assessor's Map 74, Map 19, RU District, requesting a variance to section 101F.1(3) of the zoning regulations to remove vegetation within fifty feet of the coastal jurisdiction line. Approved.

Variance for **Application No. 21-6** on behalf of Ava Shnidman, 42 Crosstrees Hill Road, Essex, CT, Assessor's Map 70, Lot 13, RU District, requesting variances to sections 40D and 101E of the zoning regulations to allow for a patio, a swimming pool, a new septic system, accessory pool equipment and a new drainage pipe to be located within the Gateway Buffer Zone. Approved.

Respectfully submitted,

Stella A. Caione

Stella A. Caione, Recording Clerk