



TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

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

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, March 16, 2021 at 7:00 p.m. The following Decisions were rendered:

Variance **Application No. 21-10** on behalf of Glen Beckwith, **179 Saybrook Road, Essex, CT**, Assessor's Map 74, Lot 13, RU District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to locate 14' x 24' shed 5 feet from a side property line where 30 feet is required. **Approved**

Variance **Application No. 21-11** on behalf of John A. Ravenna and Judith M. O'Connor, represented by Across the Board LLC, **68 North Main Street, Essex, CT**, Assessor's Map 27, Lot 27, VR District, requesting variances to sections 40D, 40E, and 60B of the zoning regulations to locate front vestibule 22 feet from front property line where 30 feet is required. **Approved**. The Board is not making a decision with regard to a variance to Section 50D for the enclosure of the deck to create a sunroom.

Variance **Application No. 21-12** on behalf of Cathy and Jim Hagan, **85 North Main Street, Essex, CT**, Assessor's Map 28, Lot 76, VR District, requesting variances to sections 40C, 40D, 40E, and 60B of the zoning regulations for an addition to an existing house located within side setback to be 20 feet from property line where 25 feet is required, addition would increase coverage to 17.8% where 10% is allowed. **Continued**

Application No. 21-13 on behalf of Mark Panaroni, **6 Main Street, Ivoryton, CT**, Assessor's Map 42, Lot 15, VR District, requesting approval of the location for a used car dealer/repairer's license. The Board grants approval for the location, for the sale of up to 6 used cars, provided that no more than a total of 14 cars be on premises at any one time, for servicing or sale.

Variance **Application No. 21-14** on behalf of Fred and Lee Weber, **20 Maple Ave, Essex, CT**, Assessor's Map 28, Lot 7, VR District, requesting variances to sections 40C, 40D, and 60B of the zoning regulations to replace and expand existing barn with a 32' X 32' barn to be located 4 feet from a side property line where 25 feet is required and 8 feet from rear where 30 feet is required and to increase to coverage to 14.2 % where 10% is allowed. **Approved**

Variance **Application No. 21-15** on behalf of The Griswold Inn, LLC, **47 Main Street, Essex, CT**, Assessor's Map 47, Lot 18, EV District, requesting variances to sections 40A, 40E, 50D, and 40B3 of the zoning regulations to allow the use of overnight room rentals. **Approved**

Respectfully submitted,

Stella A. Caione

Stella A. Caione, Recording Clerk