



TOWN OF ESSEX

Zoning Board of Appeals

Executive Board

W. T. Fergusson, Chair
W. Feirer, Vice Chair
Philip P. Schaller, Secretary

29 West Avenue • Essex, Connecticut 06426
Telephone (860) 767-4340 • FAX (860) 767-8509

Regular Members

B. Sarrantonio
Philip J. Beckman

Alternate Members

George Wendell
Richard Rybak
Susan Feaster

Notice of Decision

July 20, 2021 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday July 20, 2021 at 7:00 p.m. This meeting was made available to the public via Zoom. The following Decisions were rendered:

Application No. 21-26 on behalf of Giovanni and Kerry Berardinelli, 17 Windsor Lane, Ivoryton, CT, Assessor's Map 55 Lot 1-8, RU District, requesting variances to sections 40D and 40R of the zoning regulations to replace an existing turnaround to be 0 feet from the side property line where 5 feet is required for a driveway. **Approved**

Application No. 21-27 **Application withdrawn**

Application No. 21-28 on behalf of SJC Land Consulting LLC, for the property at 20 Meadow Woods Road, Essex, CT, Assessor's Map 6 Lot 17, RU District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C, 50D, and 61B of the zoning regulations for a 240 sq ft one story addition 12' X 20' and a corresponding wraparound deck 8' X 37' to be located 9 feet at a point from the side property line where 30 feet is required and approximately 32 feet from the front property line where 40 feet is required. **Approved**

Application No. 21-29 on behalf of Tomasz and Erin Drejer, 54 Hickory Lane, Ivoryton, CT, Assessor's Map 89 Lot 16, RU District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C, 50D, and 61B of the zoning regulations to add an addition an existing house to be located 26 feet from front property line where 40 feet is required. **Approved with conditions**

Application No. 21-30 on behalf of Chris Harpin, 2 Champlin Square, Essex, CT, Assessor's Map 32 Lot 61, VR District, requesting variances to sections 40C, 40D, 40E, 60B of the zoning regulations to construct a deck resulting in a coverage of 12.7% where 10% is allowed. **Motion to continue to August 17, 2021.**

Application No. 21-31 on behalf of Robert D. Pickett and Whitney Weeks, 36 Mack Lane, Essex, CT, Assessor's Map 50 Lot 13, VR District, requesting variances to section 40D, 40E, 103I for work to occur within Flood Plain District within a 5 year time period. **Motion to continue to August 17, 2021.**

Application No. 21-32 on behalf of Joshua Jones, 146 Saybrook Road, Essex, CT, Assessor's Map 74 Lot 3, RU District, requesting variances to sections 40C, 40D, 40E, 61B of the zoning regulations to construct a new two car garage to be located 10 feet off the west property line and 24 feet off south property line where 30 feet is required. **Approved**

Application No. 21-33 on behalf of Rich Varrato, The Magnolia Agency, 5 Essex Square, Essex, CT, Assessor's Map 31 Lot 29, EV District, requesting variances to sections 40C, 40D, 40E, 111A.4 of the zoning regulations to install a sign on the existing retaining wall to be located 8 feet from a property line where 10 feet is required. **Approved with conditions**

Application No. 21-34 on behalf of Robert D. Pickett and Whitney Weeks, 36 Mack Lane, Essex, CT, Assessor's Map 50 Lot 13, VR District, appealing the decision of the Zoning Enforcement Officer dated January 8, 2020 relating to Section 103 of the Essex Zoning Regulations. **Dismissal of appeal for untimeliness and therefore lack of jurisdiction**

Respectfully submitted,
Carey Duques
Carey Duques, Land Use Official