



TOWN OF ESSEX
Zoning Board of Appeals

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

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Notice of Decision
August 17, 2021 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, August 17, 2021 at 7:00 p.m. at the Essex Town Hall, Meeting Room A and also public access via online through Zoom. The following decisions were rendered:

Variance request for **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 13.5% where 10% is allowed; **Approved**

Variance request for **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 sections 40D, 40E, 40I.1, 50C, 60B, 101E, 103G(4)(A) for the addition of dormers to an existing structure within 100 feet of the CJL and within 19.5 feet of the side property line where 25 feet is required and for the work to occur within the Flood Plain District within a 5-year period without bringing the structure into flood compliance. **Approved**

Variance request for **Application No. 21-35** on behalf of Jaye Stuart, 4 Sheagren Hill Road, Essex, CT, Assessor's Map 35 Lot 8, EV District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C, 50D, 61B to install a hip roof over an existing flat roof which is located within the front setback, 2 feet from the front setback where 40 feet is required; **Approved**

Variance request for **Application No. 21-36** on behalf of Ryan and Ashley Linares, 37 Laurel Road, Essex, CT Assessor's Map 27, Lot 35, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50C, 50D, 60B, for the addition of a dormer to an existing garage currently within a side setback and addition of a front porch resulting in an increase in the lot coverage from 15.27% to 15.82% where 10% is allowed. **Approved**

Variance request for **Application 21-37** on behalf of Patrick Smith, 50 Crosstrees Hill Road, Essex, CT, Assessor's Map 70, Lot 8, VR District, requesting variances to section 101E for the construction of terraced side yard to create a flat area over leaching field and 16' wide steps adjacent to north side of house and terraced garden all located within 100 feet of the coastal jurisdiction line.

Approved

Respectfully submitted,

Stella A. Caione

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