



TOWN OF ESSEX
Zoning Board of Appeals

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September 21, 2022

Notice of Decision
September 20, 2022 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, September 20, 2022 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:

APPROVED Amendment of **Application No. 22-07** on behalf of Kristine Thomas, **5 River Road Essex, CT**, Assessor's Map 17 Lot 4, RU District, requesting variances to Sections, 40C, 40D, 40E, 50D and 61B for an addition to an existing home to have a setback of 14.4 feet where 30 feet is required, to include a reference to Section 40I.1 of the Essex Zoning Regulations.

APPROVED Application No. 22-08 on behalf of Lynn Cochrane, **51 Comstock Ave, Ivoryton, CT** Assessor's Map 57 Lot 45, VR District, requesting variances to Sections 40D, 40E, 50D, and 60B for reconstruction of a barn that will be demolished and made more conforming; the new lot coverage will be 10.43% where 10% is allowed.

APPROVED Application No. 22-09 on behalf of Scott Barger, **3 Andrews Road, Essex, CT**, Assessor's Map 1 Lot 8, RRR District, requesting variances to Sections 40D, 40E, and 101E for an 18' X 20' patio 10 feet from the coastal jurisdiction line where 100 feet is required.

APPROVED Application No. 22-10 on behalf of Steven Hall and Stephanie Hartel, **6 Bank Lane, Essex, CT**, Assessor's Map 47 Lot 93, VR District, requesting variances to Sections 40C, 40D, 40E, 40I.1, 50D, and 60B for an ADA compliant enclosed ramp and lift to the existing house to be 11 feet from the side property line, addition of a second floor to the existing house to be 11 feet from the property line, relocation of the garage to be no closer than 12 feet from the property line where 25 feet is required, and increase in coverage from 14.7% to 16.8% where 10% is allowed.

Respectfully submitted,
W. Tim Furgueson, Chair