



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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October 19, 2022

Notice of Decision
October 18, 2022 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, October 18, 2022 at 7:00 p.m. at the Essex Town Hall, Auditorium and also public access via online through Zoom. The following decisions were rendered:

Application No. 22-06 on behalf of Patrick and Susanna Smith, **50 Crosstrees Hill Rd, Essex, CT**, Assessor's Map 70 Lot 8, RU District, requesting variances to Sections 40D, 40E, and 101E for a pergola where a chicken coop was removed; The hardship associated with this application is based on reduction of the nonconformity, and recognizing that the greenhouse portion of this application has been withdrawn. This variance approval applies only to the pergola proposal. The applicant consents to the following conditions to the approval: (1) the pergola will be erected over a permeable surface (2) the pergola will be unlit and have vines growing on it. **Approved**

Application No. 22-07 is an application to modify the 2016 approved variance ZBA #16-12, that the modification is a minor modification because it reduces the 2016 encroachment in accordance with the plans as submitted. **Approved**

Application No. 22-11 on behalf of Kenneth and Laurie Burke, **13 Westwoods Road, Ivoryton, CT**, Assessor's Map 89 Lot 36-11, RU District, requesting variances to Sections 40D, 40E, and 40R to reconstruct a portion of the existing driveway 2 feet from the side property line where 5 feet is required. **Approved**

Application No. 22-12 on behalf of Robert Marley Brown and Kathleen Bragdon-Brown, **83 North Main Street, Essex, CT**, Assessor's Map 28 Lot 75, VR District, requesting variances to Sections 40C, 40D, 40E, 40I.1, 50D and 60B for a 16' X 25'6" new first floor single story 15.8 feet from the side property line and a 4' X 13' rear porch, 18 feet from the side property line where 25 feet is required and a proposed coverage of 17.9% where 10% is allowed. **Denied**

Application No. 22-13 on behalf of Katherine C. and Colin D. Campbell, **6 Parker Terrace, Essex, CT**, Assessor's Map 32 Lot 11, VR District, requesting variances to Sections 40C, 40D, 40I.1, 50D, and 60B for a garden shed 12' X 18' to be 4 feet where 30 feet is required from the rear property line and a 10 square foot enclosure 8 feet where 25 feet is required and a new 24 square foot dormer over garage located within the setback, resulting in an increase in coverage of 12.6% where 10% is allowed. **Approved**

Respectfully submitted,
W. Tim Furgueson, Chair