

TOWN OF ESSEX  
**Zoning Board of Appeals**  
29 West Avenue  
Essex, CT 06426

**A G E N D A**

Public Hearings followed by Regular Meeting

February 16, 2021 – 7:00 p.m.

(Virtual Meeting...public may use link below, or call and request the link below be sent to them)

**Zoom Meeting Room Link:**

<https://us02web.zoom.us/j/89882134775?pwd=b29kUmxDZW5FcktdFM5SUoveENkZz09>

Phone numbers (choose one): **1 646 558 8656 US (New York)**  
**1 301 715 8592 US (Germantown)**

Meeting ID: **898 8213 4775**

Meeting Password: **631407**

*[Executive Order 7i grants 90 additional days to all applications that are in process during the current designated emergency. Executive Order 7JJ states such applications shall not lapse during the State of Emergency.]*

**1. Public Hearings**

- **Application No. 21-5** on behalf of John Hajnal, 53 Main Street, Essex, CT, Assessor's Map 47, Map 20, EV District, requesting variances to sections 40C, 40D, 40I.1 and 70B of the zoning regulations to locate 7' x 20' concrete pad with a storage cooler to a point 2.5 feet from a side property line where 5 feet is required.
- **Application No. 21-6** on behalf of Ava Shnidman, 42 Crosstrees Hill Road, Essex, CT, Assessor's Map 70, Lot 13, RU District, requesting variances to sections 40D and 101E of the zoning regulations to allow for a patio, a swimming pool, a new septic system, accessory pool equipment and a new drainage pipe to be located within the Gateway Buffer Zone.
- **Application No. 21-7** on behalf of Brooke Adamson, 15 West Hills Road, Ivoryton, CT, Assessor's Map 36, Lot 29, RUM District, requesting variances to sections 40C, 40D, 40I.1 and 61B of the zoning regulations to allow an 8' x 12' shed to be located to a point one foot from the side property line where 30 feet is required.
- **Application No. 21-8** on behalf of Brad Tully, 9 Evans Lane, Essex, CT, Assessor's Map 46, Lot 4-1, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to allow a second story addition to a point 23.4 feet from the side property line where 25 feet is required.

- **Application No. 21-9** on behalf of Margo Weitekamp, 24 Hemlock Drive, Essex, CT, Assessor's Map 74, Map 19, RU District, requesting a variance to section 101F.1(3) of the zoning regulations to remove vegetation within fifty feet of the coastal jurisdiction line.

## 2. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 21-5** on behalf of John Hajnal, 53 Main Street, Essex
- **Application No. 21-6** on behalf of Ava Shnidman, 42 Crosstrees Hill Road, Essex
- **Application No. 21-7** on behalf of Brooke Adamson, 15 West Hills Road, Ivoryton
- **Application No. 21-8** on behalf of Brad Tully, 9 Evans Lane, Essex
- **Application No. 21-9** on behalf of Margo Weitekamp, 24 Hemlock Drive, Essex

## 3. New Business

## 4. Old Business

- Approval of Minutes – January 19, 2021

## 5. Correspondence and Invoices

## 6. Adjournment

Next scheduled meeting: **Tuesday, March 16, 2021**