

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
July 18, 2023 – 7:00 p.m.

**Meeting will be hybrid, held both in person in Meeting Room A
and accessible via online.** Meeting link is also available on Town website

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/89968785001?pwd=d0FEVVAyY2tKUjdTSkQ3RGNmRC9xQT09>

Phone numbers: 1 646 558 8656 US (New York)

Meeting ID: 899 6878 5001

Meeting Password: 868543

1. Public Hearings

- **Application No. 23-07** on behalf of Thad and Cathy King, **14 Book Hill Road**, Essex, CT, Assessor's Map 10 Lot 26, RU District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 61B for expansion of an existing garage including a second story addition on the existing garage with a side setback of 9 ft where 30 ft is required.
- **Application No. 23-08** on behalf of Marc and Laura Loew, **20 North Main Street** Essex, CT, Assessor's Map 31 Lot 39, VR District, requesting variances after-the-fact of Sections 40C, 40D, 40I.1, 50D, and 60B for a pergola over an existing deck 17'5" X 11'3" which is 4'6" from a side property line where 25 ft is required.
- **Application No. 23-09** on behalf of 9197CCAS LLC c/o Crystian Morales, **91 Pond Meadow Road** Ivoryton, CT, Assessor's Map 88 Lot 2, RU District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 61B for expansion of an existing garage including a second story addition on the existing garage with a side setback of 9 ft where 30 ft is required.
- **Application No. 23-10** on behalf of Annelisa Santoro, **54 Main Street** Essex, CT, Assessor's Map 47 Lot 23, WF District, requesting variances of Sections 40D and 101E for patio to be located within 100 feet of the coastal jurisdiction line and the Gateway Buffer Area.

2. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 23-07** on behalf of Thad and Cathy King, **14 Book Hill Road**, Essex, CT
- **Application No. 23-08** on behalf of Marc and Laura Loew, **20 North Main Street** Essex, CT
- **Application No. 23-09** on behalf of 9197CCAS LLC c/o Crystian Morales, **91 Pond Meadow Road** Ivoryton, CT

- **Application No. 23-10** on behalf of Annelisa Santoro, **54 Main Street** Essex, CT

3. Old Business

- Approval of Minutes – May 16, 2023 and June 20, 2023

4. New Business

5. Correspondence

6. Adjournment

Next scheduled meeting: **Tuesday August 15, 2023**