



TOWN OF ESSEX
Zoning Board of Appeals

Executive Board

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Notice of Decision
April 20, 2021 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, April 20, 2021 at 7:00 p.m. This meeting was made available to the public via Zoom. The following Decisions were rendered:

Application No. 21-12 on behalf of Cathy and Jim Hagan, **85 North Main Street, Essex, CT**, Assessor's Map 28, Lot 76, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D and 60B of the zoning regulations for an addition to an existing house located within side setback to be 20 feet from property line where 25 feet is required; addition would increase coverage to 17.8% where 10% is allowed. Approved

Application No. 21-16 on behalf of John A. Ravenna and Judith M. O'Connor, represented by Across the Board LLC, **68 North Main Street, Essex, CT**, Assessor's Map 27, Lot 27, VR District, requesting variances to sections 40D, 40E, 40I.1, 50D and 60B of the zoning regulations to enclose an existing deck 17'-4" x 12'-6" 11 feet from a side property line where 25 feet is required. Approved

Application No. 21-18 on behalf of Justin Brant Ward, **22 Hilltop Ave Essex, CT**, Assessor's Map 46 Lot 52 VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D, 60B to rebuild the existing structure, enclose staircase and extend front of building, to be located 1.3 feet from the side property line where 25 feet is required and coverage of 16.4% where 10% is allowed. Approved

Application No. 21-19 on behalf of Paul and Evelyn Jahnke, **7 Curiosity Lane Essex, CT** Assessor's Map 25 Lot 15, VR District, requesting variances to sections 40C, 40D, 40E, 40I.1, and 60B to expand the existing garage to be located 15.9 feet from a side property line where 25 feet is required. Approved

Application No. 21-20 on behalf of Tomasz and Erin Drejer, **54 Hickory Lane Ivoryton**, CT Assessor's Map 89, Lot 16, RU District, requesting variances to sections 40C, 40D, 40E, 40I.1, 50D, and 61B to add a second floor to the existing house to be located at a point, 29 feet from the front property line where 40 feet is required. Approved

Application No. 21-21 on behalf of Robert Rabine, **53 Main Street Essex**, CT Assessor's Map 47 Lot 20, EV and WF District, requesting variances to 40D, 40E, 111A.4, 111A.9 to allow a sign off premises for Carlson's Landing. Approved

Respectfully submitted,

Stella A. Caione

Stella A. Caione, Recording Clerk