



TOWN OF ESSEX
Zoning Board of Appeals

Executive Board
W. T. Furgueson, Chair
W. Feirer, Vice Chair
Philip J. Schaller, Secretary

29 West Avenue • Essex, Connecticut 06426
Telephone (860) 767-4340 • FAX (860) 767-8509

Regular Members
B. Sarrantonio
Philip J. Beckman

Alternate Members
George Wendell
Richard Rybak
Susan Feaster

December 22, 2022

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

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, December 20, 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. 22-16 on behalf of Frank and Dorene Grasso, **1 River Road, Essex, CT** Appealing an alleged decision of the Zoning Enforcement Officer (ZEO) relating to variance #16-12 which was granted in 2016 for **5 River Road, Essex CT** Map 17 Lot 4 RU Zone. **Dismissed for lack of jurisdiction due to untimeliness; Alternatively, if the date of the decision was ambiguous or unclear, the Board upholds the decision of the ZEO based on caselaw.**

Application No. 22-17 on behalf of Lawrence C. Kaplan and Nora E Groce- Kaplan, **7 Dennison Road, Essex, CT**, Assessor's Map 17 Lot 34, VR District, requesting variances to Sections 40C, 40E, and 60B for a lot line revision resulting in the parcel becoming 0.62 acres from 0.72 acres where 1.3 acres or 60,000 sq ft is required. **Approved**

Application No. 22-18 on behalf of Julie Michaelson, **11 Mares Hill Road, Essex, CT**, Assessor's Map 79 Lot 80-1-32, RU District, requesting variances to Sections 40C, 40D, 40E, 40I.1, and 61B for a garage 36' X 24' X 15.5' high located 16.6 feet from the rear property line where 30 feet is required. **Denied**

Application No. 22-19 on behalf of Richard A. Varrato, **58 Melody Lane, Ivoryton, CT**, Assessor's Map 89 Lot 32, RU District, requesting variances to Sections 40C, 40D, 40I.1, and 50D for a second floor addition to an existing garage located 31 feet from the side property line where 40 feet is required. **Approved**

Respectfully submitted,
W. Tim Furgueson, Chair