



ESSEX ZONING BOARD OF APPEALS

Minutes for the Meeting of November 29, 2023

Commissioners:

*Absent

Staff:

Margaret Nelson, Chairman
Michael Davis
Edwin Perkins

Deborah Cunningham
Administrative Clerk

In accordance with Massachusetts General Laws, Chapter 40A, Section 11, the Essex Zoning Board of Appeals held a public hearing at the Essex Town Hall, 30 Martin Street, on Wednesday, November 29, 2024 at 5:00 PM to conduct Board business.

The Essex Zoning Board of Appeals held a public hearing on a petition filed by Kobby Properties LLC for a Variance from 6-3.2.1 Table of Dimensions for accessory structures Left Side Yard Setback requirement of 10' to zero feet and Fence Height restriction of 7' for additional one foot at 147 Eastern Ave (Map 137, Lot 14). Mr. Scott DeWitt Jr. presented the request to allow for an additional 2' for the fence height to allow for screening for abutting properties. The Board agreed due to the residential location and topography of the property. The Board agreed to a variance from the Town of Essex Zoning By-law 6-3.2.1 Table of Dimensions for accessory structures Left Side Yard Setback requirements of 10' to zero feet and Fence Height restriction of six feet for additional two feet with the condition that the fence be no higher than eight feet. On a motion made and duly seconded, the Board voted unanimously in favor.

The Minutes for June 8, 2023 and August 10, 2023 were presented for approval. On a motion made and duly seconded, the Board voted unanimously to approve the Minutes.

There being no further business, on a motion made and duly seconded, the meeting was adjourned.

Approved: Essex Zoning Board of Appeals

Prepared by: Deborah Cunningham, Administrative Clerk