



TOWN OF ESSEX
Zoning Board of Appeals

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May 17, 2023

Notice of Decision
May 16, 2023 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, May 16, 2023 at 7:00 p.m. at the Essex Town Hall, Conference Room A and also public access via online through Zoom. The following decisions were rendered:

Application No. 23-03 on behalf of RQBNN, LLC, **50 South Main Street, Essex, CT**, Assessor's Map 46 Lot 42, VR District, requesting variances of Sections 40C, 40D, 40I.1, and 60B for a porch and deck addition to the rear of the property to be 14 ft to the south and 18 ft to the north of the side property lines where 25 ft is required, resulting in a new total coverage of 17.7% where 10% is allowed. **APPROVED.**

Application No. 23-04 on behalf of Alyssa Bogan, **7 Clark Lane, Essex, CT**, Assessor's Map 17 Lot 26, VR District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 60B for an addition to the rear of the property with a setback of 18 ft where 25 ft is required and a roof over the existing front porch, resulting in a new total coverage of 13% where 10% is allowed. **APPROVED.**

Application No. 23-05 on behalf of Nancy H. Tela, **8 Riverview Street, Essex, CT**, Assessor's Map 28 Lot 41, VR District, requesting variances to Sections 40C, 40D, 40E, 40I.1, 50D and 60B for code compliant interior stair, first and second floor roof improvements, and second floor addition within the existing footprint, which is 7.4 ft (north side) 20.5 ft (front setback), from the property line where 25 ft is required from the side and 30 ft from the front, and a proposed reduction in coverage from 22% to 20%. **APPROVED.**

Respectfully submitted,
W.T. Furgueson, Chairman