



TOWN OF ESSEX
Zoning Board of Appeals

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November 22, 2023

Notice of Decision
November 21, 2023 – Zoning Board of Appeals

The Essex Zoning Board of Appeals conducted their regularly scheduled meeting on Tuesday, November 21, 2023 at 7:00 p.m. at the Essex Town Hall. The following Decisions were rendered:

Application No. 23-14 on behalf of Emme L. Deland, **17 West Avenue** Essex, CT, Assessor's Map 32 Lot 34, VR District, requesting variances of Sections 40C, 40D, 40I.1, 50D, and 60B for an addition to an existing house expanding the footprint by 12 ft, resulting in 29 sq ft in the setback, having a side setback of 22 ft 4 inches where 25 ft is required. **APPROVED**

Application No. 23-17 on behalf of 9197CCAS LLC, **91 Pond Meadow** Ivoryton, CT, Assessor's Map 88 Lot 2, RU District, requesting variances of Sections 40D, 40E, and 50C for reconstruction and expansion of an existing single-family house on a lot with a second single family house where only one dwelling is allowed. **APPROVED**

Application No. 23-18 on behalf of Essex Yacht Club Inc., **13 Novelty Lane** Essex, CT, Assessor's Map 50 Lot 5, WF District, requesting variances of Sections 40D, and 101E for an addition of an elevator shaft to allow for access to the second floor of the building located within 100 feet of the coastal jurisdiction line. **APPROVED**

Respectfully submitted,
Carey Duques, Land Use Official