

TOWN OF ESSEX
Zoning Board of Appeals
29 West Avenue
Essex, CT 06426

A G E N D A

Public Hearings followed by Regular Meeting
May 21, 2024 – 7:00 p.m.

**Meeting will be hybrid, held both in person in Meeting Room A
and accessible via online.** Meeting link is also available on Town website

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/81438924749?pwd=WUpYLzJlYUNEZlF1RHpqVmdyK054UT09>

Phone numbers: **1 646 558 8656 US (New York)**

Meeting ID: 814 3892 4749

Meeting Password: 780584

1. Public Hearings

Application No. 24-8 on behalf of Monique and John Nelsen, **9 South Cove Lane Essex, CT**, Assessor's Map 74 Lot 6, RU District, requesting variances of Sections 40C, 40D, 40E, and 45D.4, for conversion of pre-existing non-conforming structure to an accessory dwelling unit.

Application No. 24-9 on behalf of Michael and Melissa Hannifan, **3 Crosstrees Hill Road Essex, CT**, Assessor's Map 70 Lot 31-1, RU District, requesting variances of Sections 40C, 40D, and 40I.1 for after-the-fact approval of a 10' X 24' shed located 20 feet from the side property line where 30 feet is required.

Application No. 24-10 on behalf of Rachel K Nunn and John Evald Anderson III, **5 Scholes Lane Essex, CT**, Assessor's Map 47 Lot 31, VR District, requesting variances of Sections 40C, 40D, 40E, 40I.1, 50C.2, 50D, and 60B, for proposed shed dormer between existing gable dormers and to re-build existing garage increasing existing width by 2 feet and increase the side setback by 9 1/2" to 1 ft-9 1/2".

2. Regular Meeting

Discussion and possible decision on applications:

- **Application No. 24-8** on behalf of Monique and John Nelsen, **9 South Cove Lane Essex**
- **Application No. 24-9** on behalf of Michael and Melissa Hannifan, **3 Crosstrees Hill Road Essex**
- **Application No. 24-10** on behalf of Rachel K Nunn and John Evald Anderson III, **5 Scholes Lane Essex**

3. Old Business

- Approval of Minutes – April 16, 2024

4. New Business

5. Correspondence

6. Adjournment

Next scheduled meeting: **Tuesday June 18, 2024**