

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE APPROPRIATE APPLICATION(S):

SPECIAL EXCEPTION	_____	VARIANCE/ APPEAL	_____ <u>X</u>
SITE PLAN REVIEW	_____	APPROVAL OF LOCATION	_____
INLAND WETLANDS PERMIT	_____	REGULATION TEXT AMENDMENT	_____
INLAND WETLANDS PERMIT	_____	ZONE CHANGE	_____
- AGENT APPROVAL	_____	COASTAL SITE PLAN REVIEW	_____
WETLAND PERMIT TRANSFER	_____	MODIFICATION OF PRIOR APPROVAL	_____
SUBDIVISION / RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

PROJECT DESCRIPTION:

The proposal is for the construction of a new house at 19 Navy Lane. The 2.53 acre parcel is in the River Road Residential Zone. The lot is currently vacant as the former building was removed a number of years ago.

STREET ADDRESS OF PROPERTY 19 Navy Lane

ASSESSOR'S MAP 9 LOT 2 LOT SIZE 2.53 acres DISTRICT RRR

APPLICANT Ken and Sally McGovern, 83 Northington Drive, Avon, CT 06001-2355

PHONE 860-558-8291

APPLICANT'S AGENT (if any) Michael Cegan, Richter & Cegan Inc., P.O. Box 567, Avon, CT 06001

PHONE 860-678-0669

ENGINEER.SURVEYOR/ARCHITECT Jack Kemper, Kemper Associates, LLC.,

790 Farmington Avenue, Farmington, CT 06032 PHONE 860-409-7155

Note:

1) TO BE ACCEPTED BY THE LAND USE OFFICE. THIS APPLICATION MUST BE COMPLETED, SIGNED, AND SUBMITTED WITH THE REQUIRED FEE(S) AND MAP(S) PREPARED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.

2) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3) I HERBY AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY THE LAND USE OFFICE AS DESCRIBED IN PART THREE OF THIS APPLICATION.

Town of Essex  
**Zoning Board of Appeals**  
29 West Avenue, Essex, CT 06426

Application  
Part Two

Date received by office \_\_\_\_\_ Application fee - \$40 + State fee - \$60 = \$100

Variance \_\_\_\_\_ X \_\_\_\_\_ Application # 20-10  
Appeal of a Decision by ZEO \_\_\_\_\_  
Certificate of Location \_\_\_\_\_

APPLICANT (please print) Ken and Sally McGovern  
ADDRESS 83 Northington Drive, Avon, CT 06001-2355  
Street Town State Zip  
Telephone \_\_\_\_\_  
home work 860-558-8291  
cell

OWNER OF PROPERTY Ken and Sally McGovern  
ADDRESS 83 Northington Drive, Avon, CT 06001-2355  
Street Town State Zip  
Telephone \_\_\_\_\_  
home work 860-558-8291  
cell

Deed Reference: Book 329 Page 660

Current use of the property Vacant, was residential but former house removed.

Is any portion of property within 500' of another Town? No

Is the property within the Gateway Conservation District? Yes

If this application is for a variance(s) please complete the following section:

Variance(s) requested of the zoning regulations

Requesting a variance to Section 40C, 40D, 40J, 64B of the Essex Zoning Regulations to allow a new single family dwelling to come to a height of 38'-3" where 35 feet is the maximum height allowed.

State the hardship on which the variance(s) are based. The hardship MUST be based on *physical constraints* of the land only.

The variance is based on the fact that the proposed house is set on steeply sloping topography and the natural grade at the back of the proposed house is significantly lower than the grade at the front. The house elevation

could not be lowered any more due to subsurface bedrock. The building height would be well within the maximum height allowed from finished grade, but height is measured from the lowest natural grade. The difference is a landscaped fill slope at the back south elevation and the actual building elevation that is visible above finished grade never exceeds 35' feet.

Have previous applications been made for this property? No

Previous application #s and dates NA

If this application is to APPEAL an order of the Zoning Enforcement Official, please describe the nature of the order and basis for the appeal. Attach a copy of the ZEO's order.

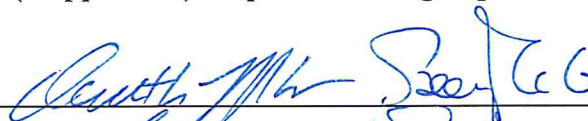
NA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


If this application is for a Certificate of Location for Motor Vehicles Sales or Repair, please describe proposed business.

NA  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The following items must be included as part of this application:

- ☒ a. Fee of \$40, plus \$60 State Fee...payable to the Town of Essex
- ☒ b. 15 copies of the application, site plan (with setback lines) and sketch of the proposal.
- ☒ c. Copy of property deed
- ☐ d. Copy of ZEO's order (if applicable)
- ☐ e. K-7 Certificate (if applicable) No public hearing required.

Signature of applicant  Date: 5/4/20

Signature of property owner  Date: 5/4/20

**Applicant must provide a current list of all names and addresses of abutting property owners.**

[illegible]