

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

Application Part Two

Date received by office May 26, 2020 Application fee - \$40 + State fee - \$60 = \$100

Variance ✓
Appeal of a Decision by ZEO
Certificate of Location

Application # 20-12

APPLICANT (please print) Gregory Gondek
 ADDRESS 7 Captains Walk Essex CT 06426
 Street Town State Zip
 Telephone 860-767-0225 860-632-9294 860-836-5422
 home work x 122 cell

OWNER OF PROPERTY Same
ADDRESS _____
Street _____ Town _____ State _____ Zip _____
Telephone _____
home _____ work _____ cell _____

Deed Reference: Book _____ Page _____

Current use of the property SINGLE FAMILY DWELLING

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 40C, 40D, 40I. 1, 61B

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

constraints of the land only. This is the only small area Level enough to support this. The lot is extremely sloped.

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

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

SPECIAL EXCEPTION	<input checked="" type="checkbox"/> VARIANCE/ APPEAL	<input checked="" type="checkbox"/>
SITE PLAN REVIEW	<input type="checkbox"/> APPROVAL OF LOCATION	<input type="checkbox"/>
INLAND WETLANDS PERMIT	<input type="checkbox"/> REGULATION TEXT AMENDMENT	<input type="checkbox"/>
INLAND WETLANDS PERMIT - AGENT APPROVAL	<input type="checkbox"/> ZONE CHANGE	<input type="checkbox"/>
	<input type="checkbox"/> COASTAL SITE PLAN REVIEW	<input type="checkbox"/>
WETLAND PERMIT TRANSFER	<input type="checkbox"/> MODIFICATION OF PRIOR APPROVAL	<input type="checkbox"/>
SUBDIVISION / RESUBDIVISION	<input type="checkbox"/> SPECIAL FLOOD HAZARD AREA PERMIT	<input type="checkbox"/>

PROJECT DESCRIPTION: install a 6'x8' small pool shed

STREET ADDRESS OF PROPERTY 7 CAPTAIN'S WALK

ASSESSOR'S MAP S1 LOT 23 LOT SIZE 1 acre DISTRICT RU

APPLICANT Gregory Gondak - owner
7 Captain's Walk Essex PHONE 860-767-0225

APPLICANT'S AGENT (if any) n/a PHONE _____

ENGINEER, SURVEYOR/ARCHITECT n/a PHONE _____

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.

Have previous applications been made for this property? no

Previous application #s and dates _____

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.

n/c

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

n/c

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

Gregory Gondol

Date:

5-26-2020

Signature of property owner

John Gondol

Date:

5-26-2020

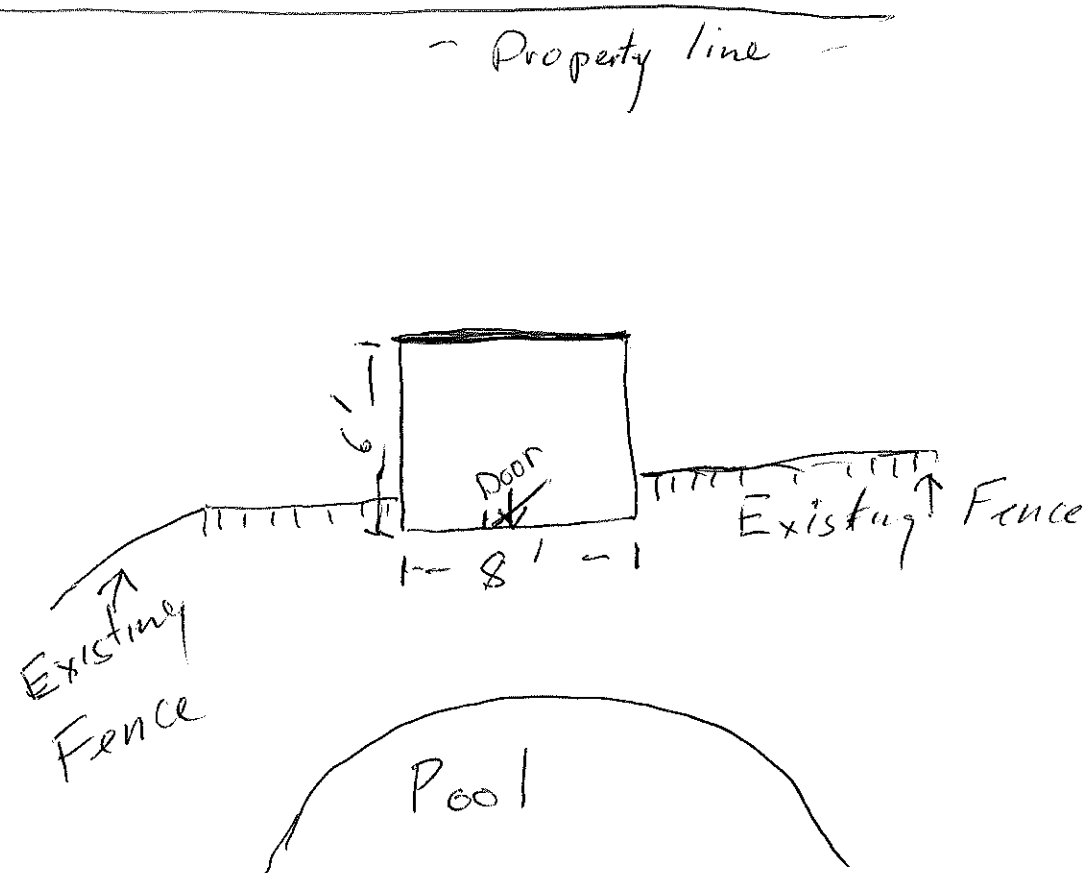
Neighbors at adjoining property line:

Charles and Rosemary Grusse

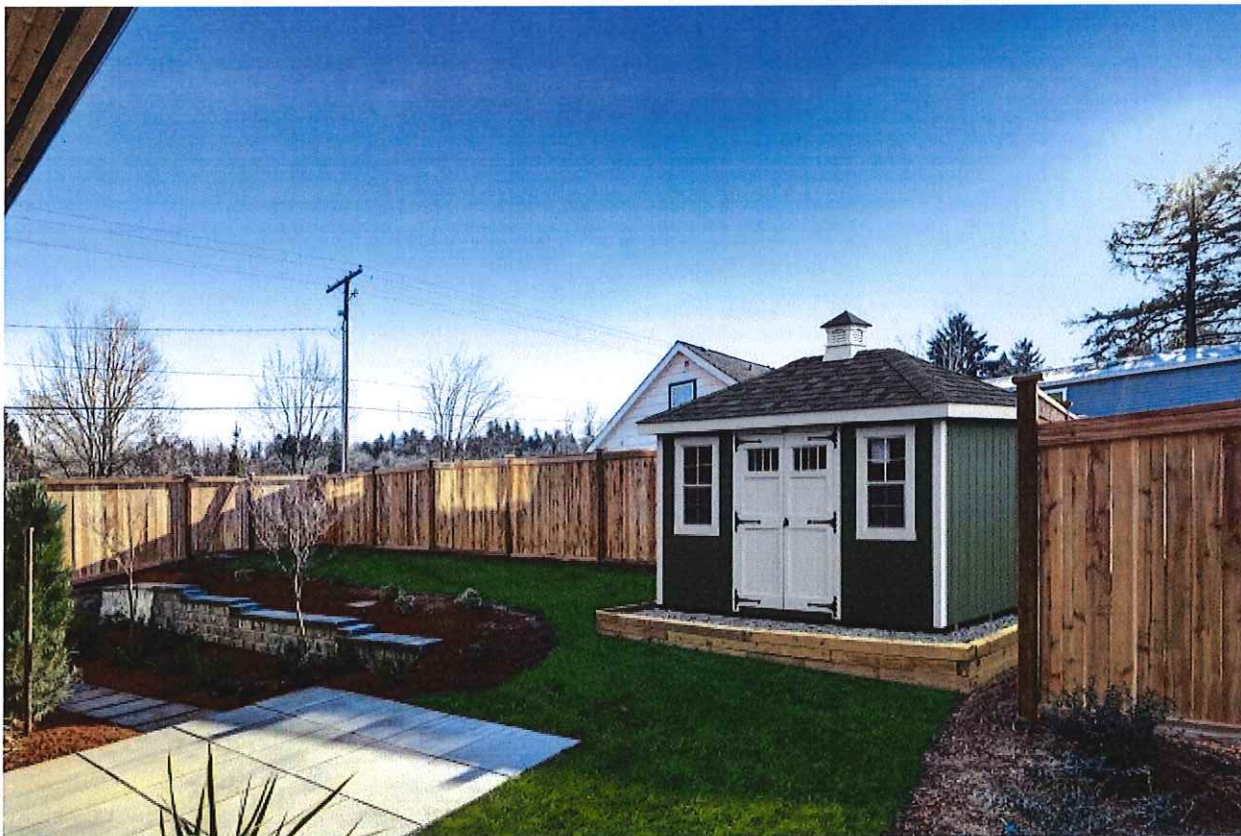
8 Captains Walk

Essex CT. 06426

The 6 foot X 8 foot shed will be placed partially within the current enclosed fence area around the pool. It will have the fence attached to the shed approximately a foot from the front where the door will be in the enclosed fenced area.



This is the shed design and the picture is an 8 X12 foot shed example. Kloter Farms will be custom building the 6 X8 foot version but has no pictures available in that size. The shed will be Gray with white trim and shingles will be matching the house roof.



1
5
7

[illegible]

Proposed

ANDERSON.
CAPTAINS WA,
ESSEX CT.

Lot Sg' 43,300 Sg' 60x32
House Foundation - 1920 Sg' 60x32
Pool - 16x32 - 512 Sg'
City - Water Improvement
Existing & Proposed ~~Station~~ 470
of Land USE

Scale 1" = 20'

