

RECEIVED
JUN 22 2020

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

BY: KFB

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

- SPECIAL EXCEPTION _____ VARIANCE/ APPEAL
- 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:

CONSTRUCT FRONT PORTICO TO PROTECT FRONT ENTRANCE FROM RAIN.
PORTICO WILL BE SUPPORTED BY BRACKETS, NOT IN GROUND COLUMNS.
TRYING TO IMPROVE BEST USE OF PROPERTY. THE PORTICO WILL BE COVERING
EXISTING EXPOSED STEPS/ENTRY. GATEWAY COMMISSION APPROVED RAISING OF ROOF.
WE WILL **NOT** BE RAISING THE ROOF.

STREET ADDRESS OF PROPERTY 30 Hemlock Drive Essex

ASSESSOR'S MAP 73 LOT 2 LOT SIZE _____ DISTRICT _____

APPLICANT Charles + Stephanie Pious PHONE (860) 604-1639

APPLICANT'S AGENT (if any) _____ PHONE _____

ENGINEER.SURVEYOR/ARCHITECT George Penniman PHONE (860) 767-2822

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

#7940 ✓

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

Variance _____
Appeal of a Decision by ZEO _____
Certificate of Location _____

Application # 20-14

APPLICANT (please print) Charles + Stephanie Pious
ADDRESS 30 Hemlock Drive Essex CT 06426
Street Town State Zip
Telephone (860) 963-6727 #3306 (860) 604-1639
home work cell

OWNER OF PROPERTY SAME AS ABOVE
ADDRESS " " " "
Street Town State Zip
Telephone " " "
home work cell

Deed Reference: Book 620 Page 0060

Current use of the property Residential

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
Allowing construction of portico over front entrance

State the hardship on which the variance(s) are based. The hardship MUST be based on physical constraints of the land only.
NEED PROTECTION OF FRONT DOOR FROM RAIN/SNOW/SUN

Have previous applications been made for this property? Yes

Previous application #s and dates 1-10-18 / 2-27-20
17-19 / 19-32

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.

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

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 Chris Flynn

Date: 6-22-20

Signature of property owner Chris Flynn

Date: 6-22-20



40 Hemlock Drive



32 Hemlock Drive



22 Hemlock Drive



EXISTING STRUCTURE
30 Hemlock Drive

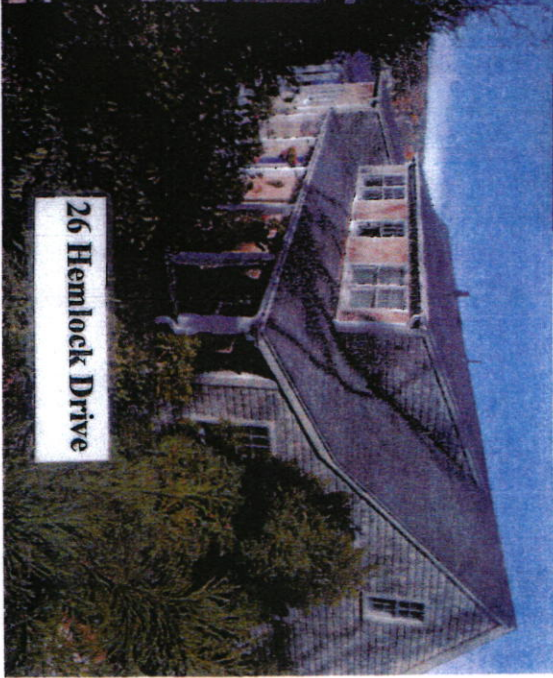
New Home
25 Hemlock
Aesthetics



24 Hemlock Drive



24 Hemlock Drive



26 Hemlock Drive

26 Hemlock Drive



*Proposed
Front
Portico*

GEORGE PENNIMAN
ARCHITECTS LLC

35 Pratt St.
Essex, Connecticut 06426

phone : 860-767-2822
fax : 860-767-1285

FRONT ELEVATION

PIOUS HOUSE
Essex, Connecticut

PROJ # : 1905

SCALE : 1/8"=1'-0"

DATE : 8/21/2019

SHEET: #



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SIDE ELEVATION

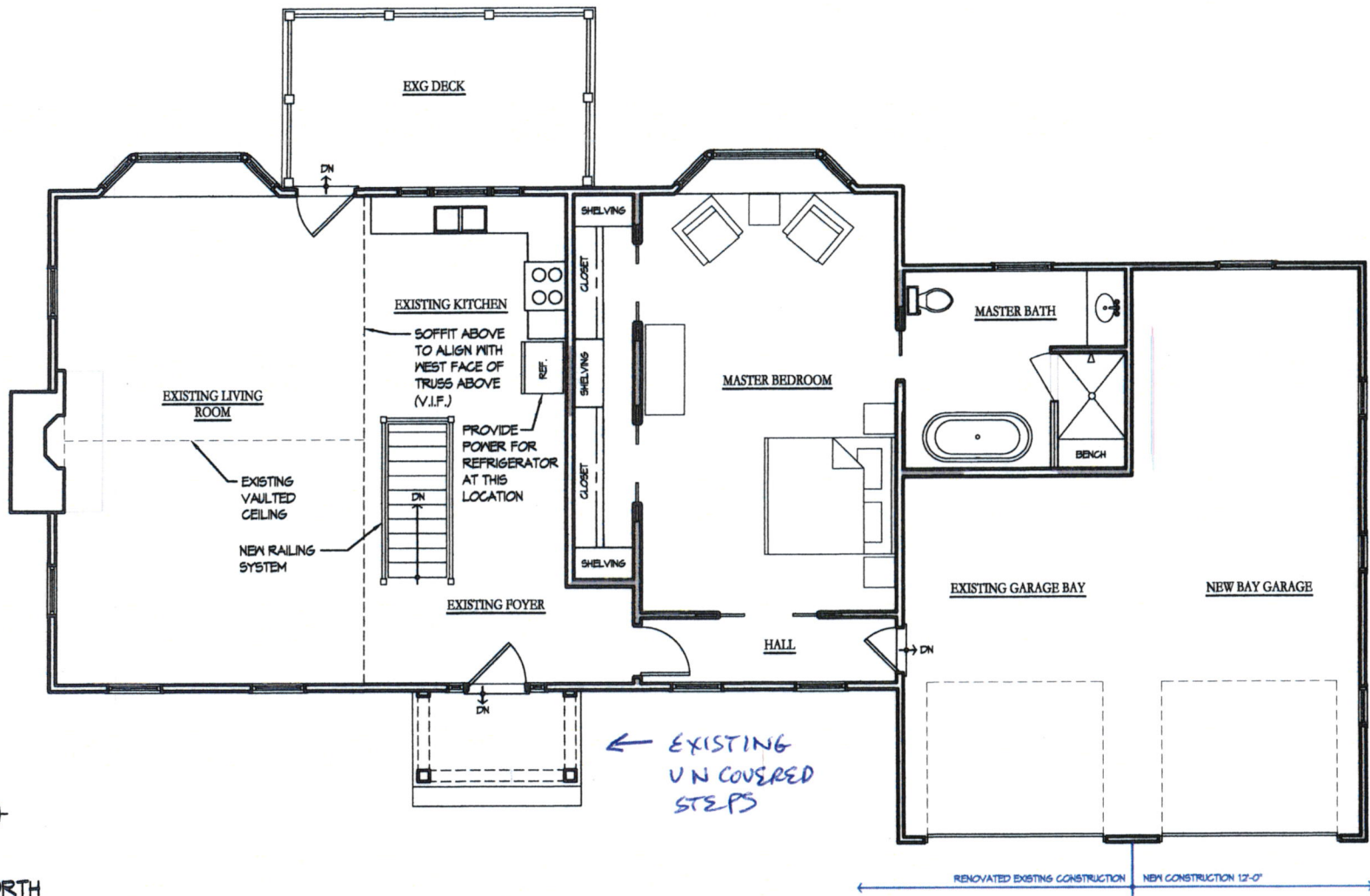
PIOUS HOUSE
Essex, Connecticut

PROJ # : 1905

SCALE : 1/8"=1'-0"

DATE : 8/21/2019

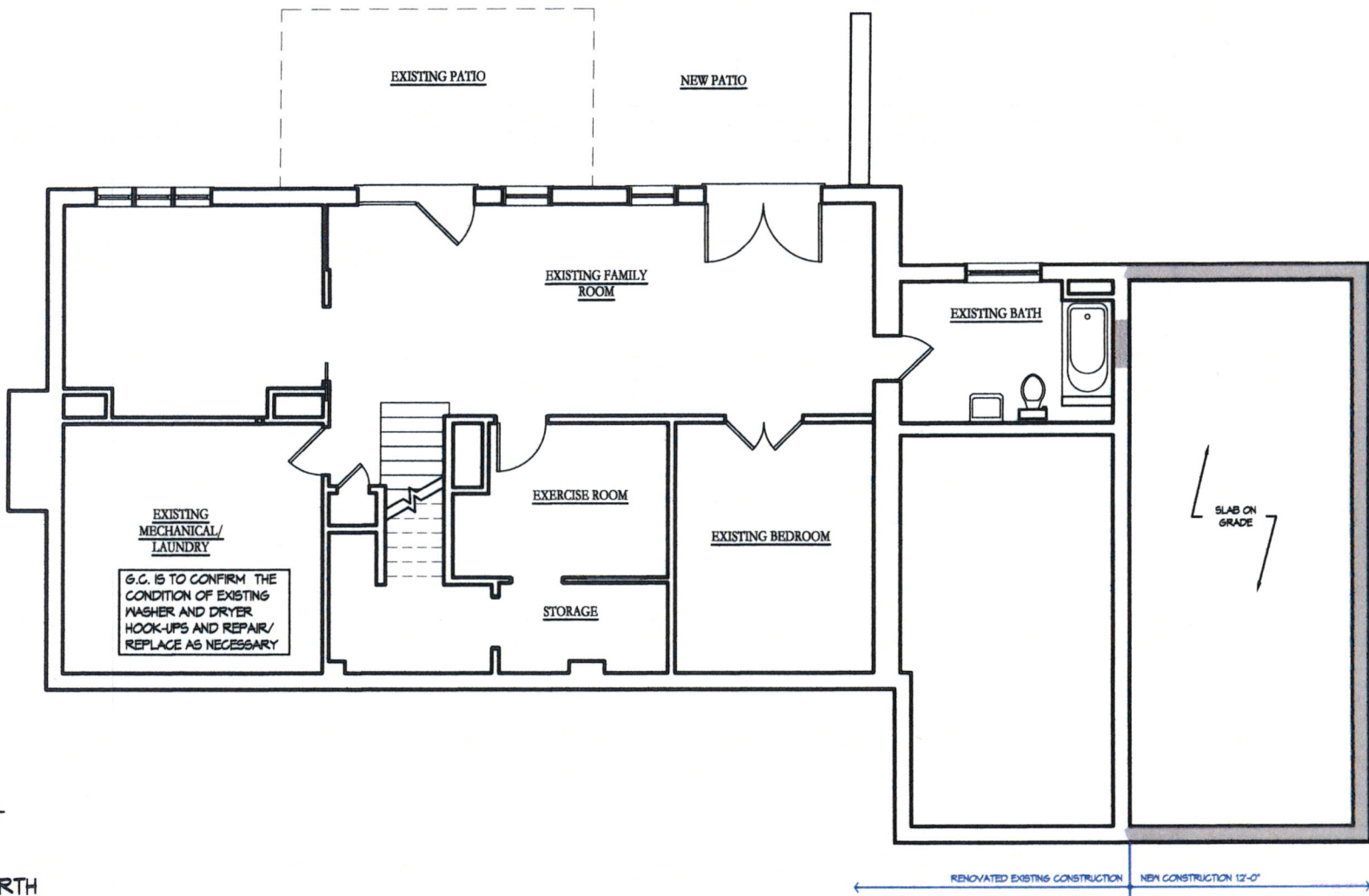
SHEET: #



**GEORGE PENNIMAN
ARCHITECTS LLC**
35 Pratt St. phone : 860-767-2822
Essex, Connecticut 06426 fax : 860-767-1285

PROPOSED UPPER LEVEL PLAN
PIOUS HOUSE
Essex, Connecticut

PROJ # : 1710
SCALE : 1/8"=1'-0"
DATE : 10/6/2017
SHEET : SD1.0



PLAN NORTH

**GEORGE PENNIMAN
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35 Pratt St.
Essex, Connecticut 06426

phone : 860-767-2822
fax : 860-767-1285

PROPOSED LOWER LEVEL PLAN

PIOUS HOUSE
Essex, Connecticut

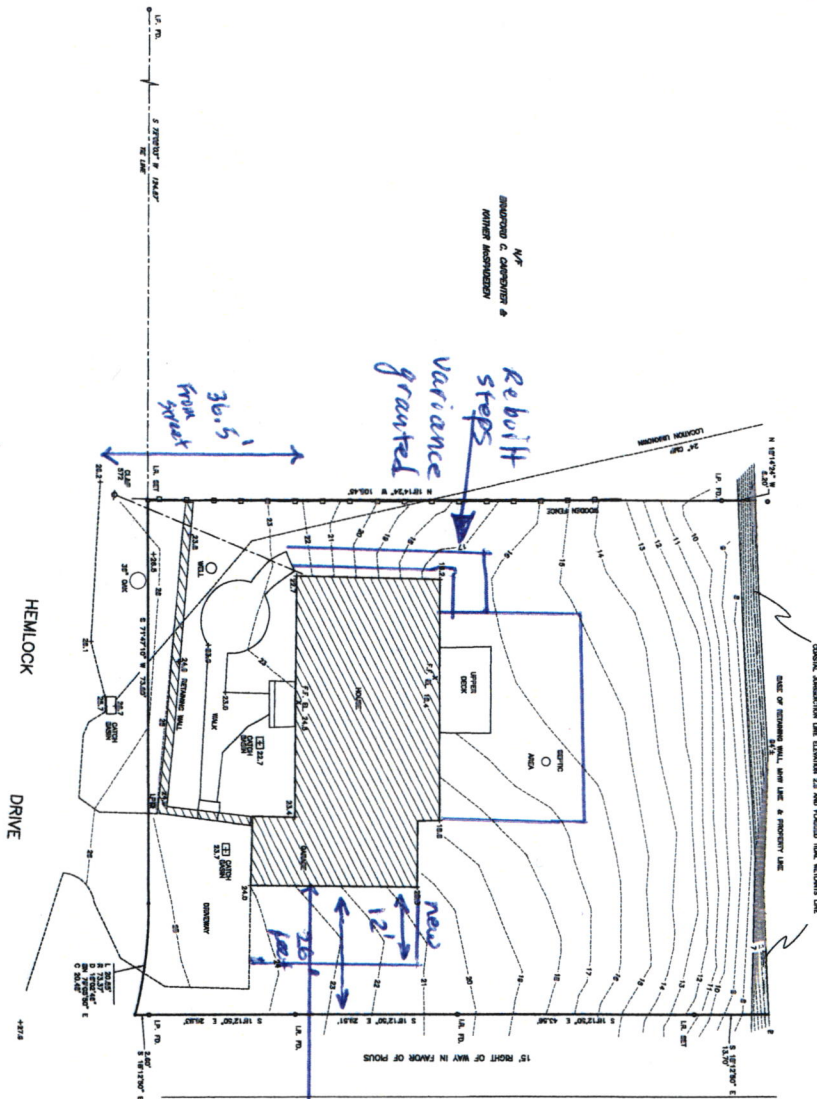
PROJ # : 1710

SCALE : 1/8"=1'-0"

DATE : 10/6/2017

SHEET: SD1.1

1" = 10' (Horizontal)
 1" = 4' (Vertical)



SOUTH COVE

NP
 ANDREW C. CAMPBELL &
 ANDREW ANDERSON

NP
 CHRISTOPHER E. JOHNSON

- NOTES
1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING ACT, 1992, AND THE SURVEYING AND MAPPING REGULATIONS, 1992, AND THE SURVEYING AND MAPPING ACT, 1992, AND THE SURVEYING AND MAPPING REGULATIONS, 1992.
 2. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO A MORTGAGE AND THAT THE MORTGAGEE HAS A RIGHT OF FIRST REFUSAL TO PURCHASE THE PROPERTY.
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TO: MR. AND MRS. CHARLES D. & STEPHANIE P. PIUS
 15' RIGHT OF WAY IN FAVOR OF PIUS
 RICHARD W. GATES, CORP. L.S. NO. 8118

DATE	1-1-17
BY	RICHARD W. GATES
FOR	LAND SURVEYOR
PROJECT	PROPERTY SURVEY OF LAND OF CHARLES D. & STEPHANIE P. PIUS, HEMLOCK DRIVE, EST. N.S. 2017/01/17
SCALE	1" = 10' (Horizontal) 1" = 4' (Vertical)
DATE	AUG 8, 2017
DATE	02/29/18

North