ZBA #21-18

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

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

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

PROJECT DESCRIPTION: REBUILD OF EXISTING GARAGE STRUCTURE - SEEKING TO ENCLOSE REAR STAIRCASE AS WELL AS EXTEND FRONT FACADE 3FT. TO ALIGN WITH OTHER STRUCTURE

STREET ADDRESS OF PROPERTY 22 HILLTOP AVE., ESSEX

ASSESSOR'S MAP 46 LOT 52 LOT SIZE 11,760 sf DISTRICT VR

APPLICANT JUSTIN BRANT WARD
jbward@gmail.com PHONE 415-290-2320

APPLICANT'S AGENT (if any) N/A
PHONE

ENGINEER.SURVEYOR/ARCHITECT JUSTIN HEDDE, AIA - CENTERBROOK ARCHITECTS
hedde@centerbrook.com PHONE 860-767-0175

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 _____ **Application #** _____
Appeal of a Decision by ZEO _____
Certificate of Location _____

APPLICANT (please print) JUSTIN BRANT WARD
ADDRESS 22 HILLTOP AVE., ESSEX
Street **Town** **State** **Zip**
Telephone 860-767-1816 _____ 415-290-2320
home **work** **cell**

OWNER OF PROPERTY JUSTIN BRANT WARD
ADDRESS 22 HILLTOP AVE., ESSEX
Street **Town** **State** **Zip**
Telephone 860-767-1816 _____ _____
home **work** **cell**

Deed Reference: **Book** 65 **Page** 639

Current use of the property 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, 40E, 50D, 60B

State the hardship on which the variance(s) are based. The hardship MUST be based on *physical constraints* of the land only. REBUILD OF STRUCTURE RECOMMENDED DUE TO SLAB INCONSISTENCIES AND UNKNOWNS. CHANGES INCLUDE ENCLOSING REAR STAIRCASE

FOR SAFER YEAR-ROUND ACCESS TO 2ND STORY AS WELL AS EXTENDING FRONT FACADE 3FT. FOR AESTHETIC ALIGNMENT WITH OTHER STRUCTURE.

Have previous applications been made for this property? YES

Previous application #s and dates ZONING PERMIT # 2636 - MARCH 20, 1979

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/A

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

N/A

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**
N/A **d. Copy of ZEO's order (if applicable)**
N/A **e. K-7 Certificate (if applicable) No public hearing required.**

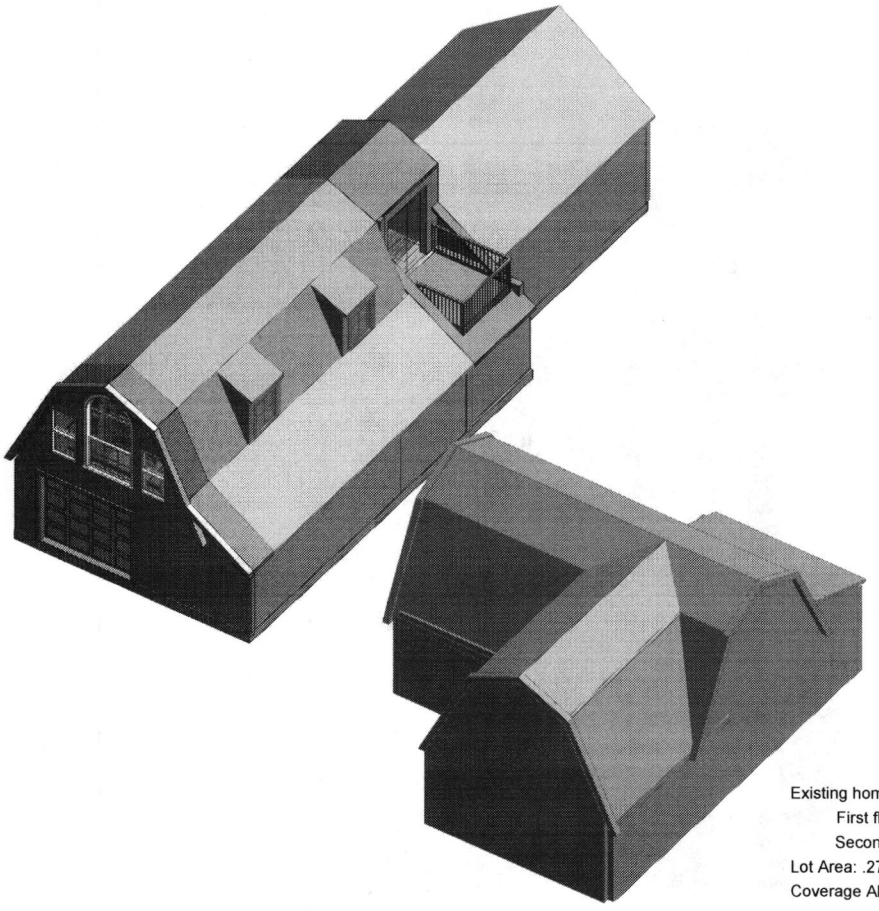
+ (1) COPY B100A

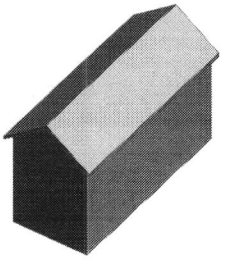
Signature of applicant _____ **Date:** 3/24/21

Signature of property owner _____ **Date:** 3/24/21

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

NAME	ADDRESS	TOWN	ZIP CODE
DANIELLS, THOMAS M.	15 EVANS LANE	ESSEX	06426
PARKERSON & WICKHAM	8 EVANS LANE	ESSEX	06426
CAROLYN & ALAN FIELD	18 HILLTOP AVE.	ESSEX	06426
GABBARD, DENEECE	24 HILLTOP AVE.	ESSEX	06426





BUILDING COVERAGE DATA:

Existing home:	
First floor:	876 Sqft
Second floor:	816 Sqft
Lot Area: .27acres (11,761Sqft)	
Coverage Allowed per P&Z:	1,176Sqft
Secondary Structures:	
Shed Equipment:	320 Sqft
Shed Utility:	96 Sqft
Existing Garage:	352 Sqft
Open Porch(now enclosed):	88 Sqft
Total Existing Coverage:	1,732 Sqft
Added:	220 Sqft
New Coverage Total:	1,952 Sqft

1 WARD GARAGE - SE AXO

CENTERBROOK

Architects and Planners, LLP

67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955

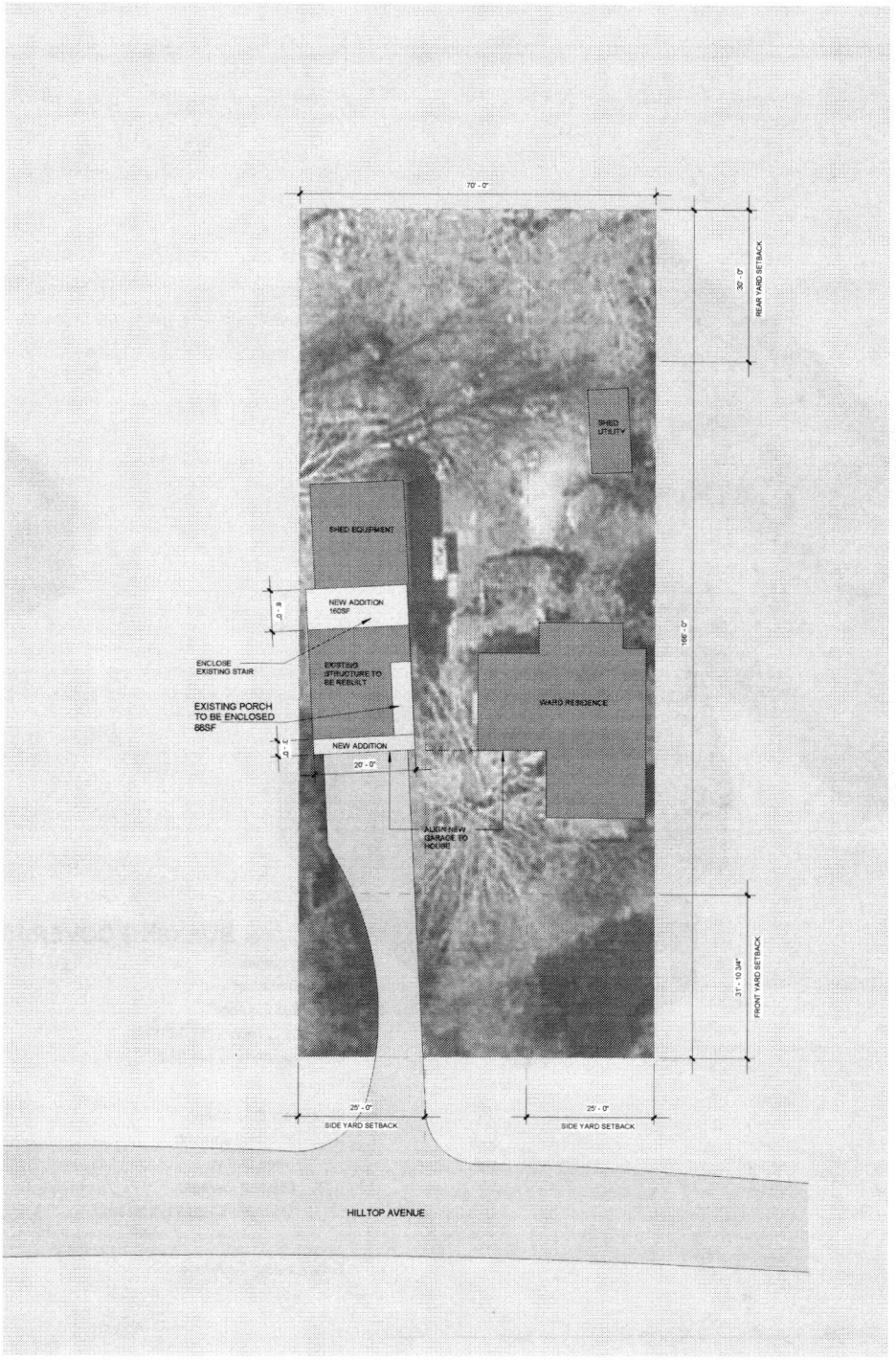
Telephone 860.767.0175
Facsimile860.767.8719

WARD GARAGE
22 Hilltop Avenue
12-14-2020

N

0 8 16 32

SCALE: 1/16" = 1'-0"



2 WARD GARAGE - GROUND FLOOR PLAN

CENTERBROOK

Architects and Planners, LLP

67 Main Street
Post Office Box 955
Centerbrook, Connecticut 06409-0955

Telephone 860.767.0175
Facsimile860.767.8719

WARD GARAGE

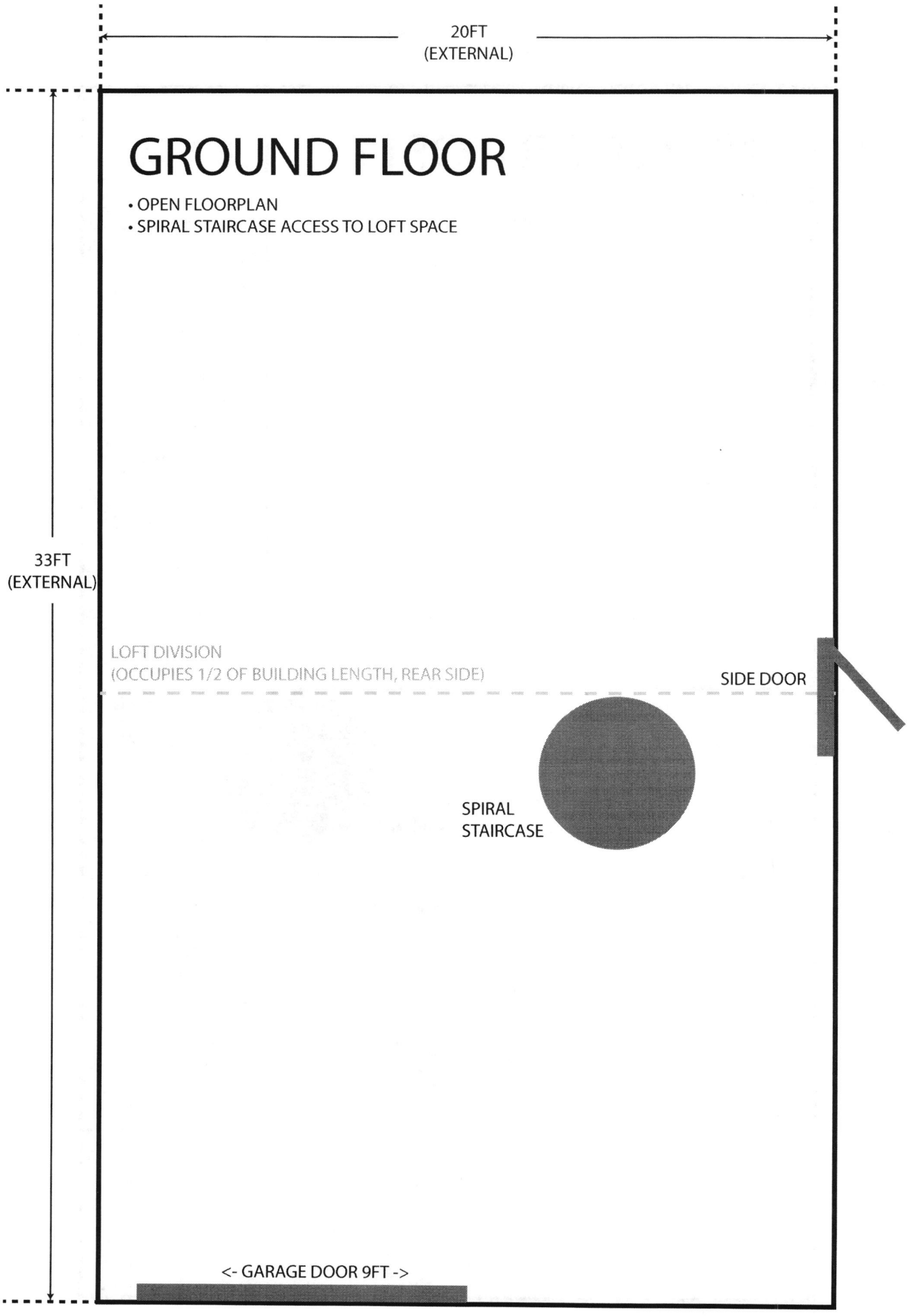
22 Hilltop Avenue

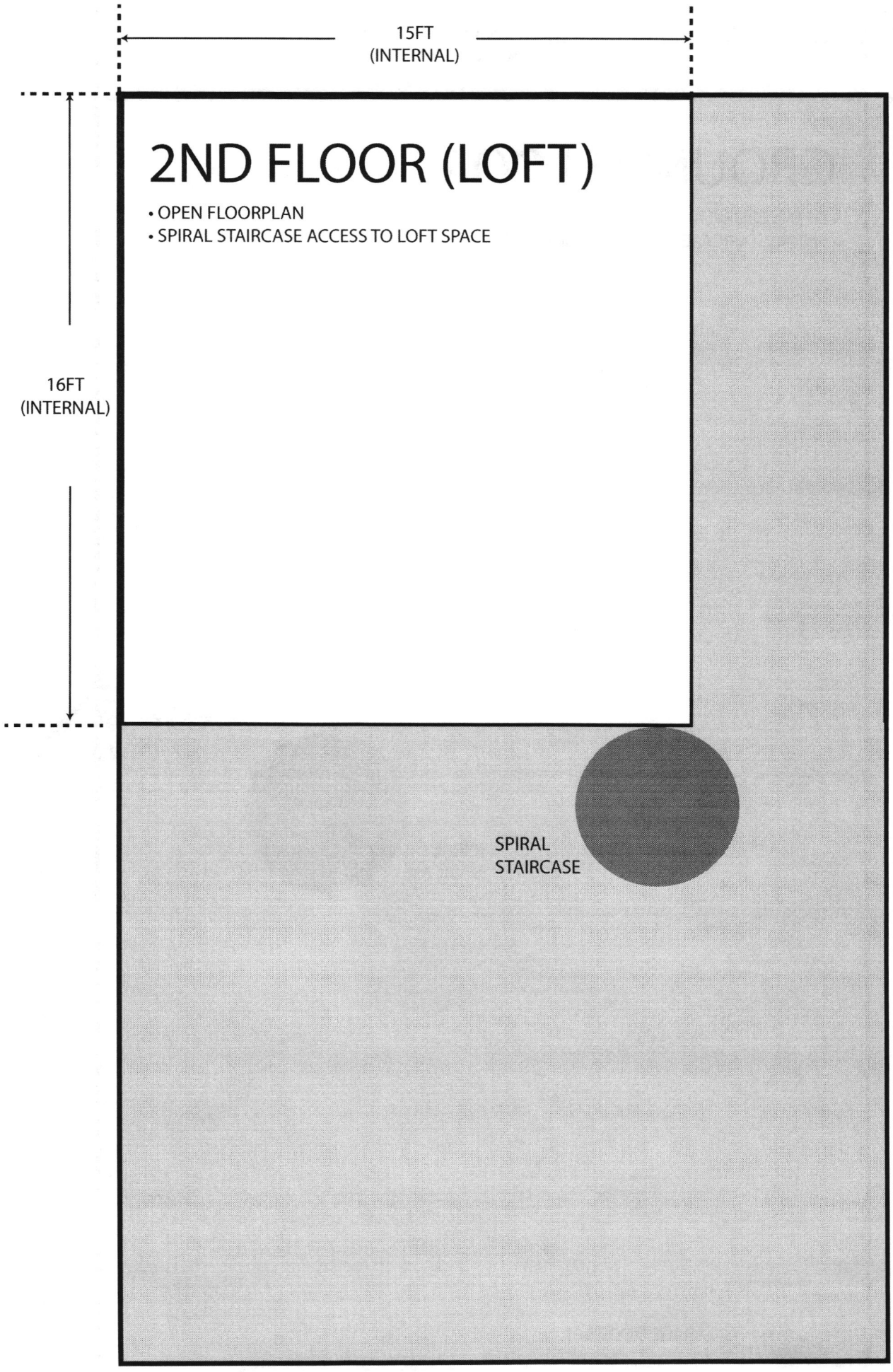
12-14-2020

N

0 8 16 32

SCALE: 1/16" = 1'-0"


20FT
(EXTERNAL)
GROUND FLOOR
• OPEN FLOORPLAN
• SPIRAL STAIRCASE ACCESS TO LOFT SPACE
33FT
(EXTERNAL)
LOFT DIVISION
(OCCUPIES 1/2 OF BUILDING LENGTH, REAR SIDE)
SIDE DOOR
SPIRAL
STAIRCASE
<- GARAGE DOOR 9FT ->
WARD GARAGE INTERIOR FLOORPLAN
22 HILLTOP AVE.
SCALE =3FT



WARD GARAGE INTERIOR FLOORPLAN
22 HILLTOP AVE.

SCALE =3FT

7265$ 8/31/72 11:21 AM.

Warranty Deed

TO

Dated 19

Received Aug. 21, 19 72

At 11:21 AM

Recorded in Essex

LAND RECORDS

Vol. 65 Page 639-640

Dorothy L. Herbst

Ass't. Town Clerk

Bill + Ret GSL + L Essex

WESLEY I. GOULDING, ESQ.
BOSTON POST ROAD
WESTBROOK, CONN. 06498

To all People to Whom these Presents shall Come, Greeting:

Know Ye, *That* WE, HENRY E. PAUL AND SHIRLEY S. PAUL both of the Town of Essex, County of Middlesex and State of Connecticut

for the consideration of Thirty Thousand Nine Hundred Dollars

received to our full satisfaction of DAVID B. WARD AND LINDA D. WARD both of the City of Hartford, County of Hartford and State of Connecticut

do give, grant, bargain, sell and confirm unto the said DAVID B. WARD AND LINDA D. WARD as joint tenants and not as tenants in common

and unto the survivor of them, and unto such survivor's heirs and assigns forever

that certain piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Essex, County of Middlesex and State of Connecticut, bounded and described as follows:

NORTHERLY: by land now or formerly of Vincent A. Gabriel et al and by land now or formerly of J. E. Underwood, Jr., et al, in part by each, in all 70 feet;
EASTERLY: by land now or formerly of Salvatore A. Sapia, 166 feet, more or less;
SOUTHERLY: by Hilltop Avenue, 70 feet;
WESTERLY: by land now or formerly of Olive P. Harris, 171 feet, more or less.

Together with the benefit of such utility easements as exist.

Said premises are subject to zoning and other municipal regulations of the Town of Essex and current taxes to said Town, which taxes the grantees herein assume and agree to pay as part consideration for this conveyance.

"$ 34.00 Conveyance Tax received

Rosalyn Ehrard

Town Clerk of Essex

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

And also, we the said grantors do for ourselves, our heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ensealing of these presents we are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, we the said grantors do by these presents bind ourselves and our heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, we have hereunto set our hands and seal this 18th day of August in the year of our Lord nineteen hundred and seventy two

Signed, Sealed and Delivered in presence of

Donald Holland — Donald Holland — L.S.

Henry E. Paul — Henry E. Paul — L.S.

H. Judson Carr — H. Judson Carr

Shirley S. Paul — Shirley S. Paul — L.S.

L.S.

State of Connecticut,
County of Middlesex } **ss.** Westbrook August 18 A. D. 1972

Personally Appeared Henry E. Paul and Shirley S. Paul

Signers and Sealers of the foregoing Instrument, and acknowledged the same to be their *free act and deed before me.*

Rec'd: August 21, 1972
at 11:21 A.M.
Recorded by: Dorothy L. Herbst
Ass't. Town Clerk

Wesley I. Goulding — Notary Public ~~Notary Public~~
Commissioner of the Superior Court