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TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

BY:

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 - AGENT APPROVAL	_____	ZONE CHANGE	_____
	_____	COASTAL SITE PLAN REVIEW	_____
WETLAND PERMIT TRANSFER	_____	MODIFICATION OF PRIOR APPROVAL	_____
SUBDIVISION / RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

PROJECT DESCRIPTION:

ADDITION & RENOVATION TO AN EXISTING SINGLE FAMILY HOME LOCATED IN VR ZONE.
CURRENT HOUSE HAS 11.1% COVERAGE. WE ARE ASKING FOR A VARIANCE TO ALLOW
12.5% COVERAGE. PORTION OF EXIST HOUSE WILL BE DEMOLISHED & NEW ADDITION
WILL BE PUT IN ITS PLACE ALONG W/ A COVERED PATIO & ENCLOSING EXISTING
ACCESS TO BASEMENT WHICH IS CURRENTLY OUTSIDE.

STREET ADDRESS OF PROPERTY 44 NORTH MAIN STREET

ASSESSOR'S MAP 27 LOT 65 LOT SIZE _____ DISTRICT VR

APPLICANT VIN & JOAN FALCIGNO
PHONE _____

APPLICANT'S AGENT (if any) HOPE PROCTOR
PHONE 860.767.0767

ENGINEER, SURVEYOR/ARCHITECT PROCTOR ARCHITECTS
PHONE 860.767.0767

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 12-9-20 Application fee - \$40 + State fee - \$60 = \$100

Variance X Application # 21-2
Appeal of a Decision by ZEO _____
Certificate of Location _____

APPLICANT (please print) HOPE PROCTOR (ARCHITECT)
ADDRESS 28 MAIN STREET SUITE 4 CT 06426
Street Town State Zip
Telephone 660.767.0767 _____
home work cell

OWNER OF PROPERTY VIN & JOAN FALCIANO
ADDRESS 44 N. MAIN ST ESSEX CT 06426
Street Town State Zip
Telephone _____
home work cell

Deed Reference: Book _____ Page _____

Current use of the property SINGLE FAMILY RESIDENCE

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
COVERAGE VARIANCE PER SECTION 60B SEE MEMO

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

HARDSHIP: The existing home has no internal access to the basement and building a full set of stairs to code would require us to build outside the footprint of the house, which still would not provide the code required headroom on the stair without lowering the elevation of the existing basement floor. The existing bulkhead stair is constructed of beautiful granite stone and built into the existing foundation. The existing kitchen structure is in poor condition and was never built to the current building codes or standards. We are proposing to build mostly within the existing footprint of the house except for the coverage over the stair and a large overhang over the back patio. This is an historic house with incredibly detailed trim work. The back overhang allows the addition to match the existing style and detail of the existing home.

Also this property is unique from most of the houses in the Village Residential District due to the fact that a large portion of the front yard (about 35') is owned by the town but is maintained by the homeowner. This gives the property the appearance of being larger than it is, especially giving it added frontage. This area is not included in the coverage calculations. If it were to be included the total coverage would be only 10.8% including rear overhang at the patio. This along with the fact that the neighbors on both sides have coverages of 12.5% and 13.3 % allows this house to stay in context and balance with the surrounding neighborhood.

Have previous applications been made for this property? No

Previous application #s and dates N/A

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.

NO

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

Signature of applicant 

Date: 12.8.2020

Signature of property owner 

Date: 12-8-2020

