

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

RECEIVED
DEC 18 2020

BY: KPB

Application
Part Two

J#1595

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

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

Application # 21-3

APPLICANT (please print) Gary A. and Diane H. Arnold
ADDRESS 8 Rachel Lane Ivoryton CT 06442
Street Town State Zip
Telephone NA NA 860-581-3441
home work cell

OWNER OF PROPERTY Gary A. and Diane H. Arnold
ADDRESS 8 RacheLane Ivoryton CT 06442
Street Town State Zip
Telephone NA NA 860-581-3441
Home work cell

Deed Reference: Book 0282 Page 0254

Current use of the property Residential Dwelling

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

Is the property within the Gateway Conservation District? No

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

Variance(s) requested of the zoning regulations 40D, 40E, 401.1 and 61B

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

The land has a significant downward sloping topography alongside the driveway, along with some large rocks, so the proposed carport cannot be moved forward of the existing garage which would allow it to otherwise meet the setback requirements.

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

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

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

PROJECT DESCRIPTION: Construct a 12’X 24’ carport adjacent to the existing
garage

STREET ADDRESS OF PROPERTY 8 Rachel Lane, Ivoryton, CT

ASSESSOR’S MAP 86 LOT 02 LOT SIZE 1.21 acres DISTRICT RU

APPLICANT Gary A. and Diane H. Arnold

PHONE 860-581-3441

APPLICANT’S AGENT (if any) _____

PHONE _____

ENGINEER.SURVEYOR/ARCHITECT _____

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.

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 James M. Dwyer Date: 12-18-2020

Signature of property owner Diane H. Arnold Date: 12/18/2020

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

NAME	ADDRESS	TOWN	ZIP CODE
Robert & Jacqueline Craco	10 Rachel Lane	Ivoryton	06442
Patrick & Kristin Carufe	5 Deer Lane	Ivoryton	06442
Michael and Nivia Gosselin	6 Rachel Lane	Ivoryton	06442

see main folder

Return to:
Marsh & Bouregy, LLC
6 Elm Street, PO Box 236
Deep River, CT 06417



Client Copy

BY:

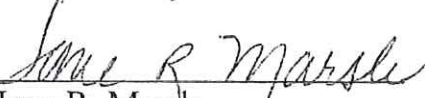
Quit Claim Deed

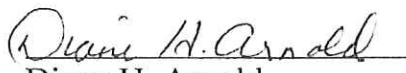
I, Diane H. Arnold of 8 Rachel Lane, Ivoryton, Essex, Connecticut, for no consideration grant to myself Diane H. Arnold and Gary A. Arnold of 8 Rachel Lane, Ivoryton, Essex, Connecticut, as joint tenants with rights of survivorship WITH QUIT CLAIM COVENANTS the following property:


Schedule "A" attached hereto for property description

Signed this 5th day of November, 2010.

Witnessed by:


Jane R. Marsh


Diane H. Arnold


Witness


State of Connecticut

ss. Deep River

November 5, 2010

County of Middlesex

Personally appeared Diane H. Arnold, signer and sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed before me.


Jane R. Marsh
Commissioner of Superior Court

Latest mailing address of Grantee:

8 Rachel Lane
Ivoryton, CT 06442

SCHEDULE A

All that certain piece or parcel of land with the buildings and improvements thereon, situated in the Town of Essex, County of Middlesex and State of Connecticut shown as Lot 2 on a map entitled "SUBDIVISION MAP, RYAN'S WOODS, LYNN ROAD, IVORYTON, CONNECTICUT, SCALE 1" = 40' JULY 6, 1988, AS REVISED TO SEPTEMBER 2, 1988 SHEETS 1 AND 2 OF 2" by Kenny & Stevens, C.E. & L.S. on file in the Office of the Essex Town Clerk and more particularly bounded and described as follows:

NORTHERLY:	by Rachel Lane, as shown on said map, 129.04 feet by a curved line;
EASTERLY:	by Lot 1, as shown on said map, 405.54 feet by a bent line;
SOUTHERLY:	by land now or formerly of Donald and Donna Toothe, as shown on said map, 191.76 feet by a bent line; and
WESTERLY:	by Lot 3, as shown on said map, 309.37 feet by a bent line.

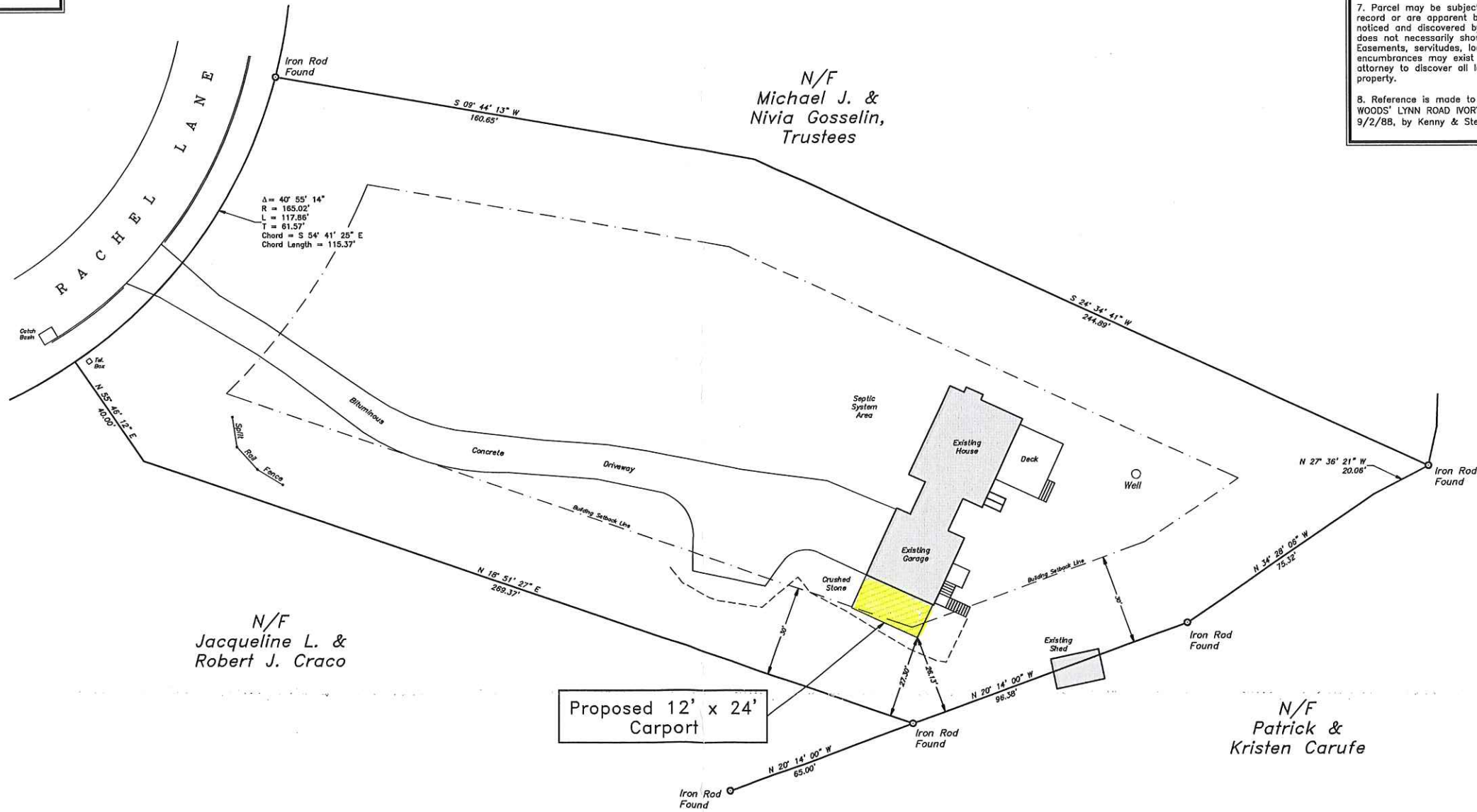
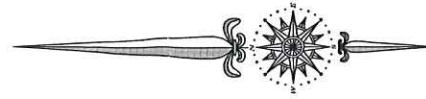
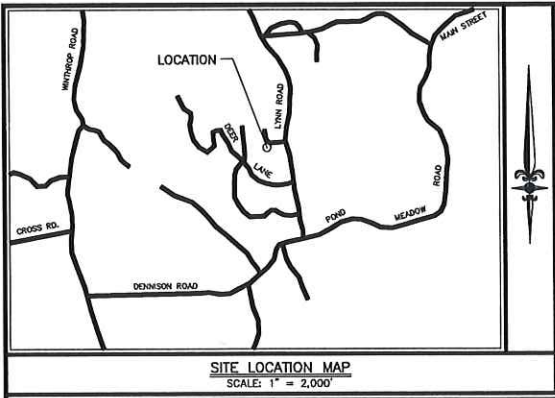
Together with the terms of a "Grant of Conservation Restriction" executed by Paul R. Beckman d/b/a Beckman Development Co., dated December 12, 1988 and recorded in the Essex Land Records in Volume 120 at Page 554.

Subject to:

Property taxes due the Town of Essex on the Grand List of 2009.

A possible easement in favor of The Connecticut Light & Power Company dated August 31, 1989 and recorded in the Essex Land Records in Volume 131 at Page 213.

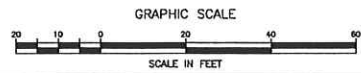
A Grant of Conservation Restriction dated December 12, 1988 and recorded in the Essex Land Records in Volume 120 at Page 554.



NOTES

1. This survey was prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 as a Class A-2 Zoning Location Survey. Boundary Determination Category is Dependent Resurvey. The purpose of this survey is to define the location of the proposed structure relative to the existing building and boundary line. No other purpose is intended.
2. Underground or overhead encroachments, structures, and systems were not investigated as a part of this survey, except as shown or noted hereon.
3. Stone walls and/or fences may deviate slightly from principal courses shown.
4. Peripheral property lines of adjacent owners are shown for general informational purposes only and are not to be construed as being accurately located or shown hereon.
5. Horizontal datum corresponds to referenced map.
6. Parcel lies within an RU Zone and is shown on Tax Map 86 as Lot 5-2.
7. Parcel may be subject to such rights and easements as appear of record or are apparent by usage. This survey reflects encumbrances noticed and discovered by the surveyor in the normal course of work and does not necessarily show every possible condition affecting the property. Easements, servitudes, local ordinances, zoning and other legal encumbrances may exist which are not reflected hereon. Consult a title attorney to discover all legal encumbrances, if any, attached to this property.
8. Reference is made to a certain map entitled "SUBDIVISION MAP 'RYAN'S WOODS' LYNN ROAD IVORYTON, CONNECTICUT SCALE: 1" = 40'", last revised 9/2/88, by Kenny & Stevens, E.L.R. Map Vol. 17 Pg. 45

ANY ALTERATIONS TO THIS DRAWING MADE WITHOUT THE EXPRESSED WRITTEN APPROVAL OF LAND SURVEY & TECHNICAL SERVICES, INC. WILL BE AT THE SOLE RISK OF THE PERSON OR FIRM MAKING SUCH UNAUTHORIZED ALTERATIONS AND LAND SURVEY & TECHNICAL SERVICES, INC. WILL NEITHER HAVE NOR ACCEPT ANY LIABILITY OR LEGAL EXPOSURE ARISING FROM SAID UNAUTHORIZED ALTERATIONS.



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JEFFREY A. SANBORN, L.S. CT REGISTRATION No. 12683
THIS MAP IS NOT VALID WITHOUT THE LIVE SIGNATURE AND EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR NOTED ABOVE.

© COPYRIGHT 2020 LAND SURVEY & TECHNICAL SERVICES, INC. ALL RIGHTS RESERVED.				PROPERTY OF DIANE H. & GARY A. ARNOLD			
NOT VALID WITHOUT ORIGINAL SEAL.				8 RACHEL LANE IVORYTON, CONNECTICUT			
REVISIONS				ZONING LOCATION SURVEY			
NO.	DESCRIPTION	BY	DATE	Date: DEC 2020	Project No. 0518-0001		
				Field Book: SDR	Sheet No. 1 OF 1		
				Drawn By: JAS	Scale: 1" = 20'		
				Checked By: JAS	Drwg. No. —		
JEFFREY A. SANBORN, L.S.				Land Survey & Technical Services, Inc. 88 Main Street P.O. Box 337 Chester, Connecticut 06412-0337 An Affiliate of Nathan L. Jacobson & Associates, Inc.			

