

File Copy ZBA # 21-25

RECEIVED  
MAY 21 2021

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         X
- 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:

BUILD A 24' x 16' EXTENSION TO EXISTING SPACE  
TO CREATE A TWO CAR GARAGE

STREET ADDRESS OF PROPERTY 95 BOOK HILL ROAD

ASSESSOR'S MAP 6 LOT 12-1 LOT SIZE 0.35 acres DISTRICT RU

APPLICANT KEVIN MORRISSEY  
Email: KMORRISSEY@CALPARKING.COM PHONE 860-685-1109

APPLICANT'S AGENT (if any) \_\_\_\_\_  
Email: \_\_\_\_\_ PHONE \_\_\_\_\_

ENGINEER/SURVEYOR/ARCHITECT ANGUS Mc DONALD  
Email: \_\_\_\_\_ PHONE 860 388 4671

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

✓ #3343

Date received by office 5/21/21 Application fee - \$40 + State fee - \$60 = \$100

Variance X Application # 21-25  
Appeal of a Decision by ZEO \_\_\_\_\_  
Certificate of Location \_\_\_\_\_

APPLICANT (please print) KEVIN MORRISSEY  
ADDRESS 95 BOAK HILL ROAD ESSEX CT 06424  
Street Town State Zip  
Telephone \_\_\_\_\_  
home work cell 800-688-1109

OWNER OF PROPERTY JAMIE  
ADDRESS \_\_\_\_\_  
Street Town State Zip  
Telephone \_\_\_\_\_  
home work cell \_\_\_\_\_

Deed Reference: Book \_\_\_\_\_ Page \_\_\_\_\_

Current use of the property SINGLE FAMILY HOME

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  
SIDE SET BACK SETBACK 400, 400, 400, 616  
COVERAGE; Setback of 26.25 ft where 30 ft is required

State the hardship on which the variance(s) are based. The hardship MUST be based on physical constraints of the land only.  
ONLY LOCATION ON LAND TO BUILD  
GARAGE

Have previous applications been made for this property? Yes

Previous application #s and dates 21-17 5/18/2021

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.

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

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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 [Handwritten Signature]

Date: 5/20/21

Signature of property owner [Handwritten Signature]

Date: 5/20/21

