

RECEIVED  
JUN 24 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	<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:

Add on a one story 240 square foot addition that adds a master bedroom to the existing structure and a corresponding 8 ft wide wrap around deck.

STREET ADDRESS OF PROPERTY 20 Meadow Woods Road, Essex

ASSESSOR'S MAP 6 LOT 17 LOT SIZE 1.69 ac DISTRICT RRR RU

APPLICANT SJC Land Consulting LLC

Email: Steven@SJCLandConsulting.com PHONE 203-651-9115

APPLICANT'S AGENT (if any) \_\_\_\_\_

Email: \_\_\_\_\_ PHONE \_\_\_\_\_

ENGINEER, SURVEYOR/ARCHITECT \_\_\_\_\_

Email: \_\_\_\_\_ 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.

Town of Essex  
**Zoning Board of Appeals**

29 West Avenue, Essex, CT 06426

RECEIVED  
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Application  
Part Two

√ #'s 1001, 1002

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

BY: \_\_\_\_\_

Variance \_\_\_\_\_ X  
Appeal of a Decision by ZEO \_\_\_\_\_  
Certificate of Location \_\_\_\_\_

Application # 21-28

APPLICANT (please print) SJC Land Consulting LLC  
ADDRESS 21-2 Library Lane Old Lyme CT 06371  
Street Town State Zip  
Telephone \_\_\_\_\_  
home work cell

OWNER OF PROPERTY SJC Land Consulting LLC  
ADDRESS 21-2 Library Lane Old Lyme CT 06371  
Street Town State Zip  
Telephone \_\_\_\_\_  
home work cell

Deed Reference: Book 0265 Page 0304

Current use of the property Single Family Residence

Is any portion of property within 500' of another Town? Yes

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**

The ability to reinstate a variance that was granted on July 21, 2009 and recorded in Vol 275 Page 0788 of the Essex Land Records, but never built. The previous area approved and shown as deck and 3 season porch would be a four season one story living area and deck. The applicable sections of the zoning regs are 40C, 40D, 40E, 40I, 50C, 50D, 61B.

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

The existing structure was built in 1930 in the front of a very narrow portion of our 1.69ac parcel that expands widely to the rear. The proposed structure doesn't add any width or depth to the existing home. Because the boundary gradually shifts northerly, our goal of filling in the existing L-shaped structure with living space and adding a wrap around deck requires the variance. Unfortunately, adding onto any other side of the existing structure would also require a variance and would add to the width and depth of the overall project. The neighbors home that abuts the requested variance is over 300 feet away, separated by a wetlands corridor, and therefore should have no visual impact on their property.

Have previous applications been made for this property? Yes, but they were slightly different and expired.

Previous application #s and dates Vol 275, Page 0788 granted on July 21, 2009.

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 

Date: 6/23/21

Signature of property owner 

Date: 6/23/21



20 MEADOW WOODS RD

Google Directions

Zoom

View Details

Google Maps Link

Property Record Card

town of Essex

Assessor Map

Property

Address 20 MEADOW WOODS RD  
06-017

Ownership

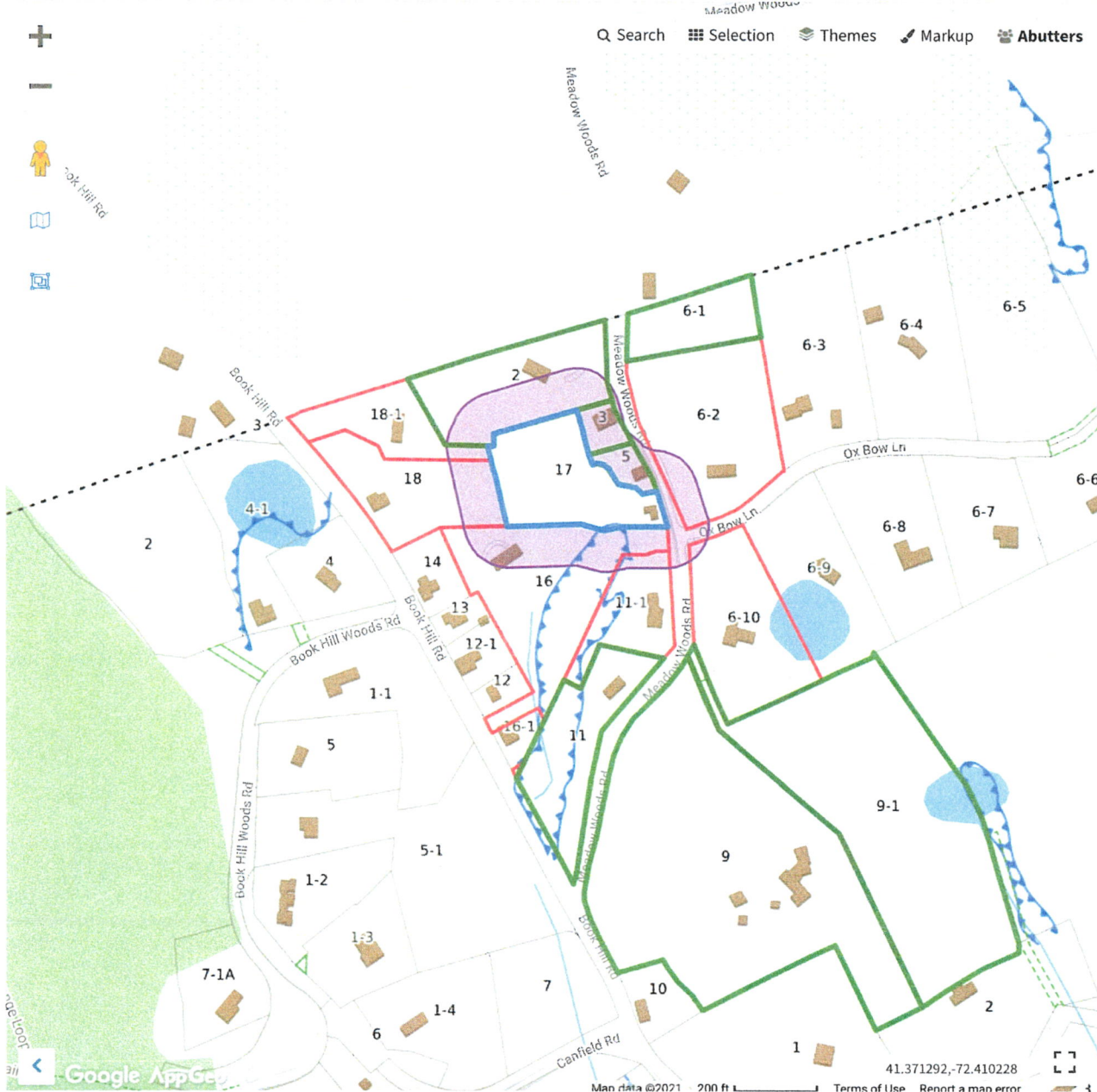
Name CRAIG STEPHEN J  
Address 91 BOOK HILL RD ESSEX, CT  
06426

Valuation

Total \$142,800  
Land \$97,900  
Last Sale \$150,000 on 2008-01-25  
Block/Page 265/0304

Land

Use RRR



Search Selection Themes Markup Abutters Abutters (9)

Distance (ft) 100

Find

Clear Results

Download Results

- 3 OX BOW LA  
SAX DAVID & LATHAM SARAH  
6 6-2
- 16 MEADOW WOODS RD  
BOGAERT JOHN G & MARLA R  
6 11-1
- 24 MEADOW WOODS RD  
DONKIN SALLIE & BARTOLotta STEV  
6 5
- 30 MEADOW WOODS RD  
GIANGRANDE SARA CATHERINE & SHI  
6 3
- 32 MEADOW WOODS RD  
GIORDANO FRANK P & GEANE M  
6 2
- 91 BOOK HILL RD  
CRAIG STEPHEN J  
6 16
- 105 BOOK HILL RD  
ERTELT STEPHEN & SUSAN  
6 18
- 111 BOOK HILL RD  
GREENE JOSEPH JOHN & JOYCEANN  
6 18-1
- OX BOW LA  
HOUCHIN KELVIN T & RENATE L

June 2021

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

Re: 20 Meadow Woods Road, Essex, CT

To Whom it May Concern,

I recently met with the new owners of 20 Meadow Woods Road which has a boundary within 100 feet of my property. They shared their plan to apply for a variance to construct a 240 sq. ft. one-story addition on the back of the house and a corresponding wrap around deck. They additionally shared a conceptual floor plan that shows how they intend to square off the back of the existing L shaped house so that it is rectangular.

The new owners of 20 Meadow Woods made clear that this improvement is aimed at making the home more liveable and will ultimately enhance the value of the house and neighborhood. I am writing to the Town of Essex to express that I support the new owners plan to apply for and construct an addition and deck on the property.

Respectfully submitted,

  
Neighbor

105. Brook Hill Rd. Essex CT 06426  
Address

June 2021

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29 West Avenue  
Essex, CT 06426

Re: 20 Meadow Woods Road, Essex, CT

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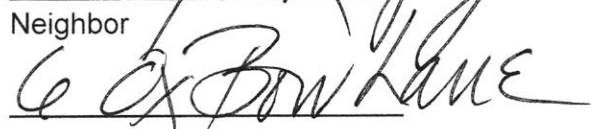
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Neighbor



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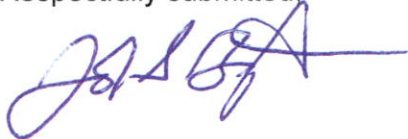
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Respectfully submitted,



JOHN G. BOCAANT

Neighbor

16 MEADOW WOODS RD.

Address



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Zoning Board of Appeals  
29 West Avenue  
Essex, CT 06426

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Respectfully submitted,

Sarah Latham  
Neighbor

3 Ox Bow Lane  
Address

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Essex, CT 06426

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Respectfully submitted,



Neighbor



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Respectfully submitted,

Geane Giordano  
Neighbor

32 Meadow Woods . K01  
Address Essex, C.T.

June 2021

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Zoning Board of Appeals  
29 West Avenue  
Essex, CT 06426

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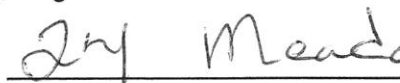
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Respectfully submitted,



Neighbor

(Gailhe Donker)



Address

Rd., Essex,  
CT.

June 2021

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

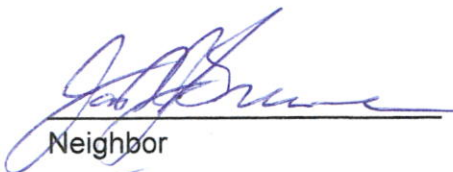
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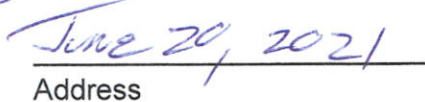
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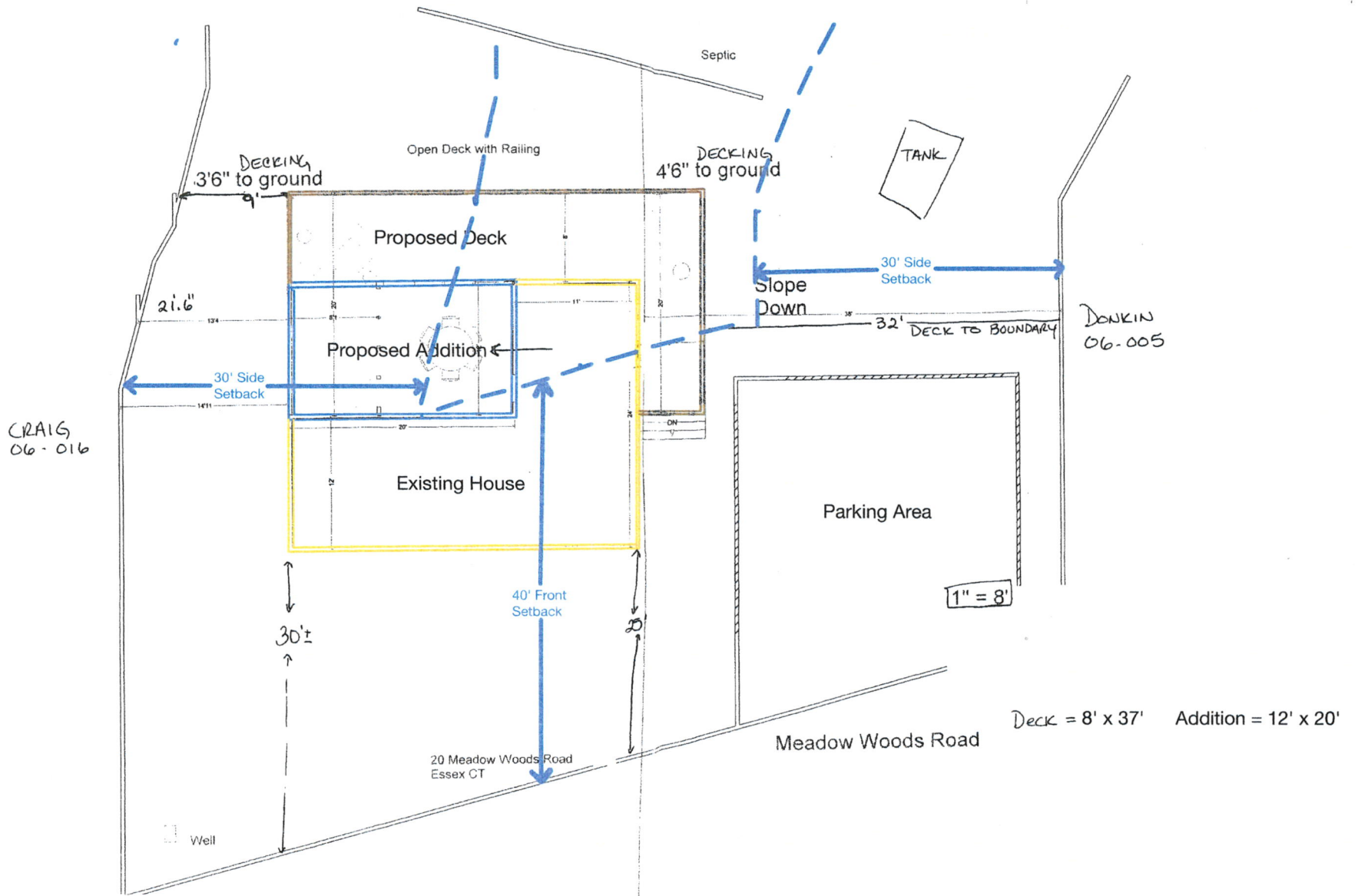
Respectfully submitted,

  
Neighbor

(111 Book Hill Rd)

  
Address

30' Side  
Setback



CRAIG  
06-016

DUNKIN  
06-005

Deck = 8' x 37'    Addition = 12' x 20'

1" = 8'

20 Meadow Woods Road  
Essex CT

Meadow Woods Road

Well

TANK

Septic

Open Deck with Railing

DECKING  
3'6" to ground

DECKING  
4'6" to ground

Proposed Deck

Proposed Addition

Existing House

Parking Area

Slope  
Down

30' Side  
Setback

32' DECK TO BOUNDARY

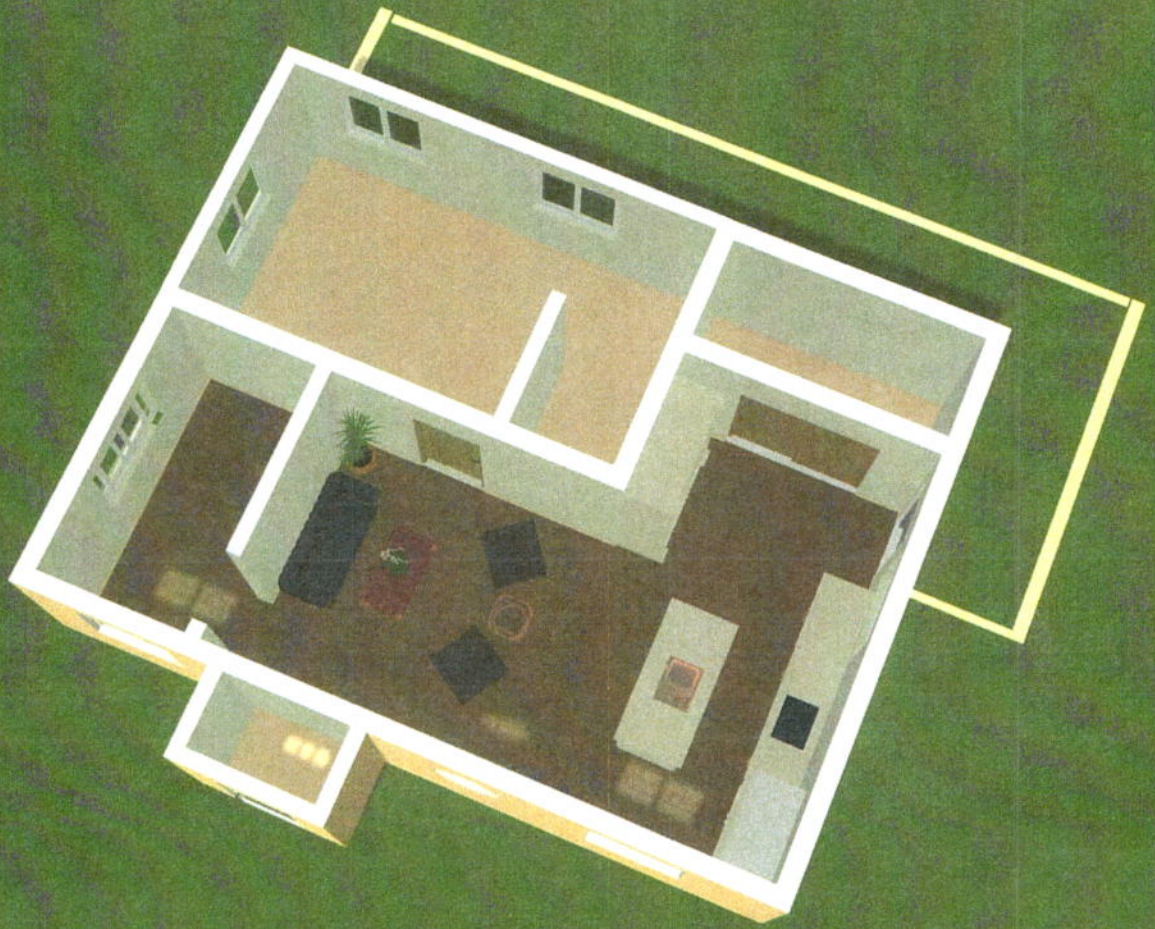
30' Side  
Setback

21.6'

40' Front  
Setback

30'±

20'



## Essex Zoning Board of Appeals

Town of Essex, 29 West Avenue, Essex, CT 06426 Phone: 860-767-4340 x 115 Fax: 860-767-8501 Web: [essexct.gov](http://essexct.gov)

### Notice of Variance Granted

To

**Stephen Craig**

The Essex Zoning Board of Appeals voted to grant a to **Case 08-35** on behalf of **Stephen Craig**, property located at **20 Meadow Woods Road, Essex, CT Assessor's Map 6 Lot 017, Rural Residence Zone** requesting a Variance of Sections 40C, 40D, 40E, 40I.1, 50C, 50D, 61B of the Essex Zoning Regulations. This is an application to construct a deck and three-season porch onto a house in the front setback to within 32' of the front property line and side setback to within nine feet of the south property line.

The Variance is granted based on the hardship surrounding the topography of the lot which prevents the applicant to make any modifications.

The Variance is approved according to the plans submitted.

This Variance was granted at the Public Hearing which was conducted on July 21, 2009 and shall be effective as of the date recorded on the Essex Land Records.

Essex Zoning Board of Appeals

*Stuart Ingersoll, Chairman*

RECEIVED FOR RECORD

*9-18-09* at 10:55Am

*Francesca D. Nolin*  
ESSEX, CT. TOWN CLERK