

RECEIVED  
JUN 25 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:

Add 2 car garage  
\_\_\_\_\_  
\_\_\_\_\_

STREET ADDRESS OF PROPERTY \_\_\_\_\_

ASSESSOR'S MAP 74 LOT 3 LOT SIZE 0.5 ac DISTRICT RU

APPLICANT Jasha Jones  
Email: jjonesct79@gmail.com PHONE \_\_\_\_\_

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** Application  
Part Two  
JUN 25 2021

✓ #2201

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

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

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

Application # 21-32

APPLICANT (please print) Jasha Jones  
ADDRESS 27 High Street Chester CT 06412  
Street Town State Zip  
Telephone 860-575-8054  
home work cell

OWNER OF PROPERTY Linda March  
ADDRESS 146 Saybrook RD Essex  
Street Town State Zip  
Telephone \_\_\_\_\_  
home work cell

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

Current use of the property Residential

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  
Set back side and Rear + Zoning sec. 40C 40D 40E 61B  
10' off west property line / 24' off South property line

State the hardship on which the variance(s) are based. The hardship MUST be based on physical constraints of the land only.  
large tree / well / also current gravel driveway in place

Have previous applications been made for this property? Yes

Previous application #s and dates 1-20-87

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.

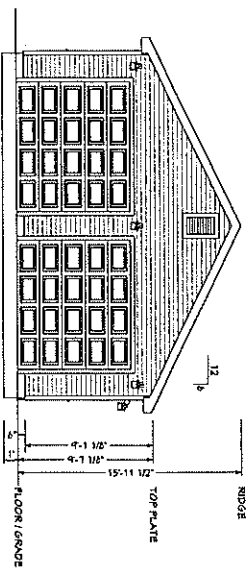
The following items must be included as part of this application:

- 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.

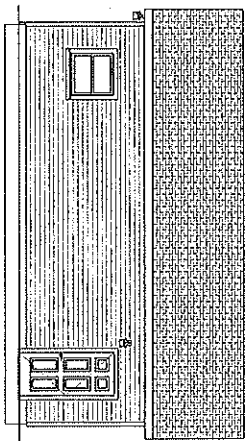
Signature of applicant [Signature] Date: 6-25-21

Signature of property owner [Signature] Date: 6/25/2021

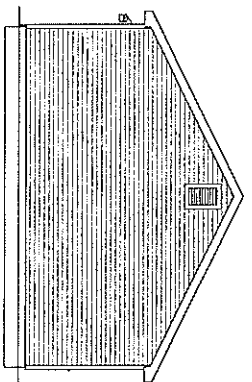




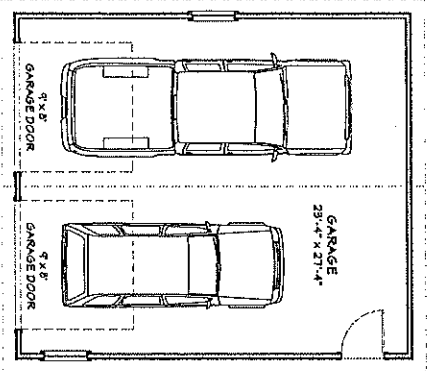
FRONT ELEVATION  
SCALE: 1/8" = 1'



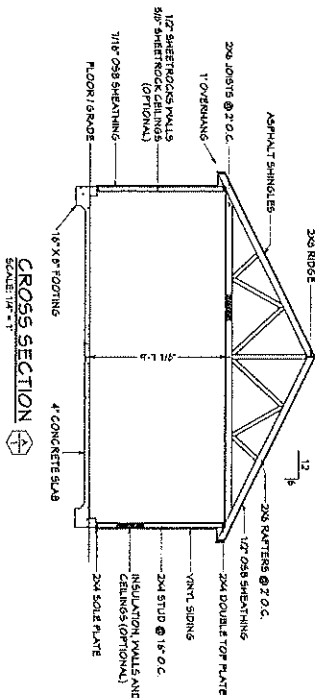
RIGHT ELEVATION  
SCALE: 1/8" = 1'



REAR ELEVATION  
SCALE: 1/8" = 1'

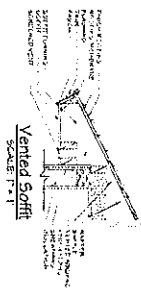


LEFT ELEVATION  
SCALE: 1/8" = 1'



CROSS SECTION  
SCALE: 1/8" = 1'

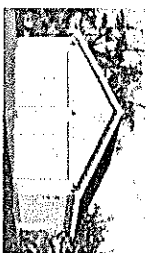
**BUILDING CONTRACTOR/HOME OWNER  
TO REVIEW AND VERIFY ALL DIMENSIONS,  
AND SPECS BEFORE CONSTRUCTION  
BEGINS. BUILDING TO BE BUILT AS  
PER LOCAL CODE REQUIREMENTS.**

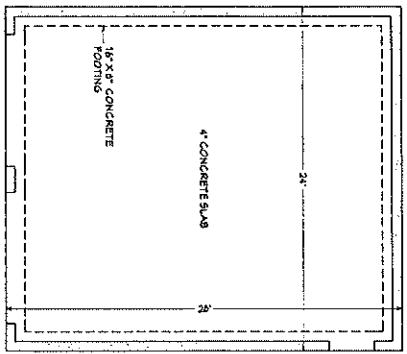


## 24X28 Garage #24X28G1D

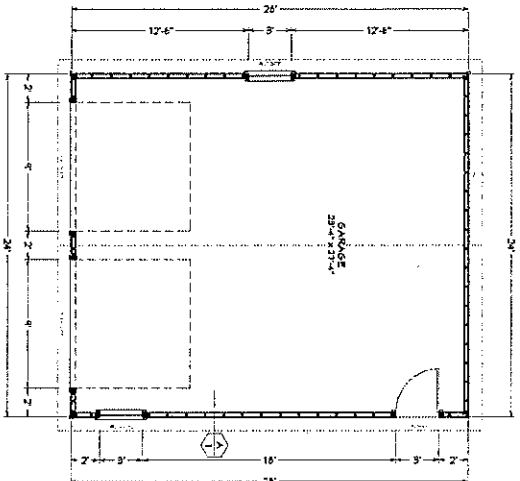
SQUARE FEET: 672  
WIDTH: 24'  
DEPTH: 28'  
EXTERIOR WALL STRUCTURE: 2X4 STUDS

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing E.F.P. is not liable for errors. While every effort has been made in the preparation of this plan to avoid mistakes, the maker cannot guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. All calculations and member sizing should be verified for your building by a certified building official.

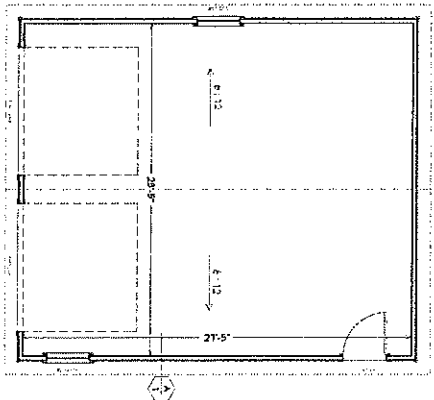




**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

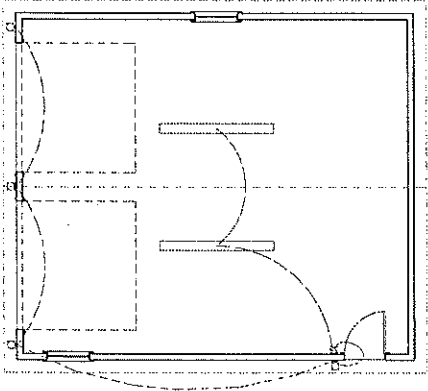
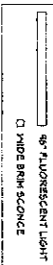


**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

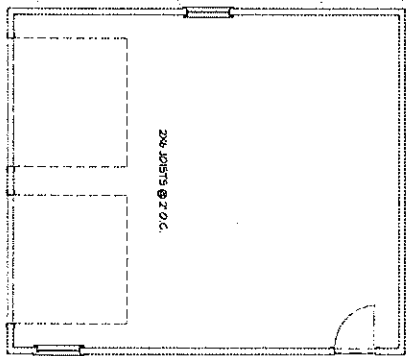


**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

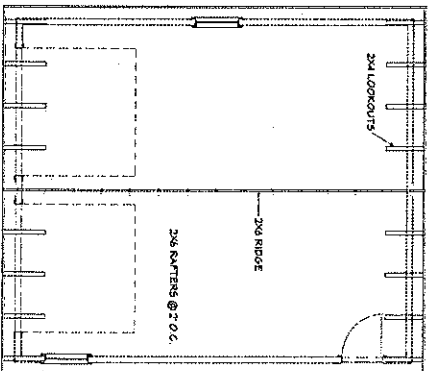
ALL WORKING TO BE INSTALLED AS PER ACTUAL JOIST/BEAM CONDITIONS. ELECTRICAL CODES AND HOME OWNER'S INTERIOR LIGHTING CONSULTANT'S SHOWN IS SUGGESTED APPROACH BY HOMEOWNER FROM TOWNOR.



**LIGHTING PLAN**  
SCALE: 1/4" = 1'-0"



**CEILING FRAMING PLAN**  
SCALE: 1/4" = 1'-0"



**ROOF FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

NUMBER	DESCRIPTION	DATE
001	FOUNDATION PLAN	11/11/2021
002	MAIN FLOOR PLAN	11/11/2021
003	CEILING FRAMING PLAN	11/11/2021
004	ROOF FRAMING PLAN	11/11/2021
005	LIGHTING PLAN	11/11/2021

24X28 Garage  
#24X28G1D

Please Return To:  
Carr, Douglas & Cline  
12 Main Street, Suite 3, PO Box 366  
Essex, CT 06426

**WARRANTY DEED**  
SURVIVORSHIP

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, THAT Joseph A. Mascaro and Joseph Anthony Mascaro, Jr. of the Town of Essex, and State of Connecticut, for the consideration of Five Hundred Fifty-Seven Thousand Five Hundred And No/100 DOLLARS (\$557,500.00) received to their full satisfaction of Linda March and Carol Gadsden, as Joint Tenants with Rights of Survivorship, both of 65 N. Main Street, Unit 19, Ivoryton, CT 06442-1010, do hereby give, grant, bargain, sell and confirm unto the said Linda March and Carol Gadsden and unto the survivor of them, and unto such survivor's heirs and assigns forever, all that certain piece or parcel of land with all the buildings and improvements thereon, situated in the Town of Essex, County of Middlesex and State of Connecticut, known as 146 Saybrook Road, Essex, CT 06426 bounded and described as follows:

All that certain piece or parcel of land, together with improvements thereon, located on the westerly side of Middlesex Turnpike in the Town of Essex, County of Middlesex and State of Connecticut, shown on a map entitled "BOUNDARY & MORTGAGE SURVEY LAND OF RONALD A. PEARL & ALICE E. PEARL MIDDLESEX TURNPIKE A/K/A SAYBROOK ROAD ESSEX, CONNECTICUT DATE; NOVEMBER 7, 1986 SCALE; 1" = 40' TO BE CONVEYED TO J. H. CAMERON PEAKE & BARBARA B. PEAKE DONALD R. CARLSON L.S. CONN. LIC. NO. 11340 38 LORD'S LANE DEEP RIVER, CONN. 06417" more particularly bounded and described as follows;

Beginning at a point which is the southeast corner of the within described premises: thence running the following courses and distances along land now or formerly of Hans W. & Otilie J. Truebe, as shown on said maps South 42 degrees 58 minutes 38 seconds West, a distance of 13.40 feet; South 42 degrees 40 minutes 34 seconds West, a distance of 39.88 feet; South 44 degrees 25 minutes 54 seconds West, a distance of 54.16 feet; South 44 degrees 43 minutes 14 seconds West, a distance of 40.57 feet to a point marked by an iron pipe; thence running North 39 degrees 35 minutes 13 seconds West, a distance of 161.13 feet to a point marked by an iron pipe; thence running North 55 degrees 39 minutes 10 seconds East, a distance of 60.49 feet; North 53 degrees 11 minutes 39 seconds East, a distance of 88.92 feet to a point marked by an iron pipe; thence running South 38 degrees 43 minutes 51 seconds East, a distance of 134.53 feet to the point and place of beginning.

Together with a right of way over the lane shown on said map to and from Middlesex Turnpike, as shown on said map.

Said premises are conveyed subject to the following:

Notes, easements, conditions set forth on map referenced in the description of said premises on file in the Essex Town Clerk's Office as Map Drawer 14, Map 19.

Rights of others in a right of way over the lane shown on said map to and from Middlesex Turnpike, as shown on said map.

Zoning and other regulations imposed by governmental authority and to taxes on the List of October 1, 2019 due the Town of Essex.

Being the same premises described in Volume 116 at Page 522 of the Essex Land Records.

Said premises are conveyed subject to the following encumbrances:

1. Building lines, if established, building and zoning ordinances, and any and all municipal and state and federal regulations and provisions of any public or private law affecting said premises.
2. Real Estate Taxes to the Town of Essex, on the Grand List of October 1, 2019 which the grantees herein assume and agree to pay as part of the consideration for this deed.

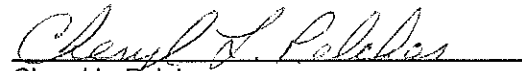
TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto them the said Grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

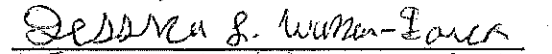
AND ALSO, We, the said Grantor(s), do for ourselves, our successors and assigns, covenant with the said Grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ensembling of these presents, We are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have good right to bargain and sell the same in manner and form as in above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

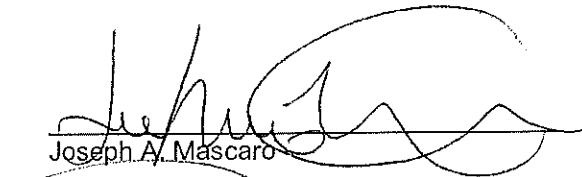

AND FURTHERMORE, We the said Grantor(s) by these presents bind our heirs and assigns forever to warrant and defend, the above granted and bargained premises to them the said Grantees, and to the survivor of them and such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

IN WITNESS WHEREOF, Joseph A. Mascaro and Joseph Anthony Mascaro, Jr. have hereunto set their hand(s) and seal(s) this 24<sup>th</sup> day of June, 2021.

Signed, Sealed and Delivered  
In the Presence of:

  
Cheryl L. Pelcher


  
Jessica L. Warren-Fowler

  
Joseph A. Mascaro  
  
Joseph Anthony Mascaro, Jr.

STATE OF CONNECTICUT                    )  
  )     Town ss: Pawcatuck  
COUNTY OF NEW LONDON                )

On this the 24th day of June, 2021, before me the undersigned officer, personally appeared Joseph A. Mascaro and Joseph Anthony Mascaro, Jr., known to me or satisfactorily proven to be the person whose name(s) are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Cheryl L. Pelcher  
Notary Public  
My Commission expires: 7/31/2021

Latest Address of Grantees:  
Linda March and Carol Gadsden  
146 Saybrook Road  
Essex, CT 06426



35' from well

MAP 74 11/7/86

Lot #3  
Zone-Ru  
Vol. 61 B

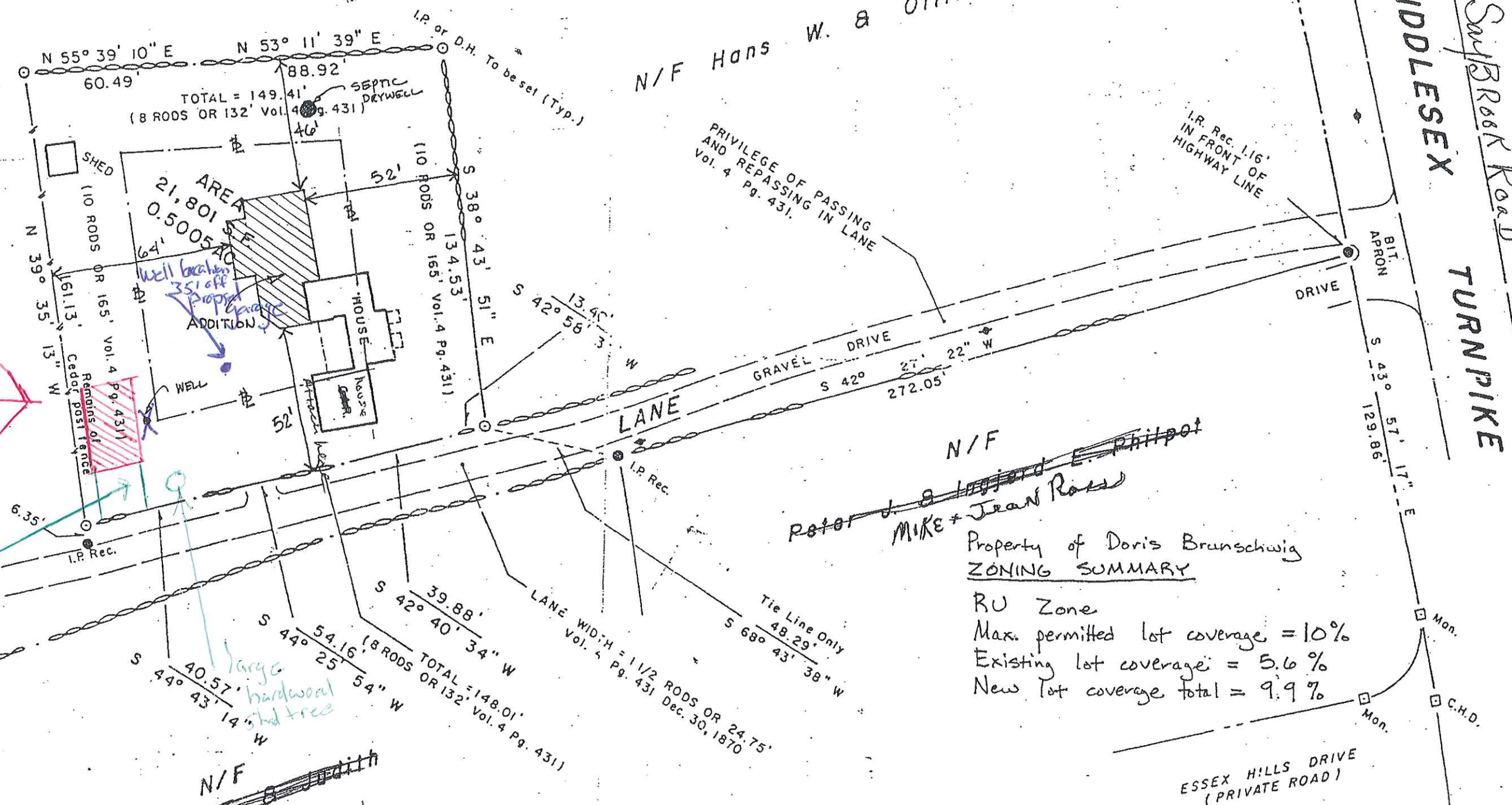
N/F  
Hans W. & Otilie J. Truebe

N/F Hans W. & Otilie J. Truebe

Proposed Garage  
28 x 41  
Linda March owner  
6-25-21

Proposed 2 car garage  
672 sf coverage  
10' off west lot line  
24' off south lot line  
35' from well

Hans W. & Otilie J. Truebe



N/F  
~~Robert J. & Ingrid E. Philpot~~  
MIKE + Jean Ross

Property of Doris Brunschwig  
ZONING SUMMARY  
RU Zone  
Max. permitted lot coverage = 10%  
Existing lot coverage = 5.6%  
New lot coverage total = 9.9%

N/F  
Mary Katarafas

Scale 1" = 40'

ESSEX HILLS DRIVE  
(PRIVATE ROAD)

MIDDLESEX TURNPIKE  
Saw Brook Road