

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

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

- SPECIAL EXCEPTION _____ VARIANCE/ APPEAL
- 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:

MODIFY THE ROOFS ON TWO EXISTING FRONT
DORMERS OF THE HOUSE. BUILD NEW SHED DORMER AT THE BACK
OF THE HOUSE.

STREET ADDRESS OF PROPERTY 32 PLAINS RD

ASSESSOR'S MAP 45 LOT 18 LOT SIZE 24,184 DISTRICT B

APPLICANT AJ SHEA CONSTRUCTION LLC PHONE 860-767-2969

APPLICANT'S AGENT (if any) JOSEPH SHEA PHONE 860-388-7997

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.

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

RECEIVED Application
DEC 27 2021 Part Two

Date received by office BY: CD Application fee - \$50 + State fee - \$60 = \$110

Variance Application # 21-48
Appeal of a Decision by ZEO _____
Certificate of Location _____

APPLICANT (please print) JOSEPH SHEA - AS SHEA CONSTRUCTION LLC
ADDRESS 192 WESTBROOK ROAD ESSEX CT 06426
Street Town State Zip
Telephone 860-767-2969 860-388-7997
home work cell

OWNER OF PROPERTY ANTHONY J SHEA & JUDITH SHEA
ADDRESS P.O. BOX 3371 STONY CREEK CT 06405
Street Town State Zip
Telephone 860-388-7997
home work cell

Deed Reference: Book 99 Page 161

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? NO

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

Variance(s) requested of the zoning regulations 82.C, 40C, 40D, 40E, 40I.1
PERMISSION OF 33'-10" SETBACK WHERE 50' IS REQUIRED FOR
TWO MODIFIED FRONT DORMERS AND NEW REAR DORMER.

State the hardship on which the variance(s) are based. The hardship MUST be based on physical constraints of the land only.
THE REQUESTED IMPROVEMENTS ARE ON A PRE EXISTING NONCONFORMING
HOUSE. THE IMPROVEMENTS WILL BE WITHIN THE FOOTPRINT OF THE HOUSE.

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 \$110.00 – Town Fee \$50 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: 12/23/21

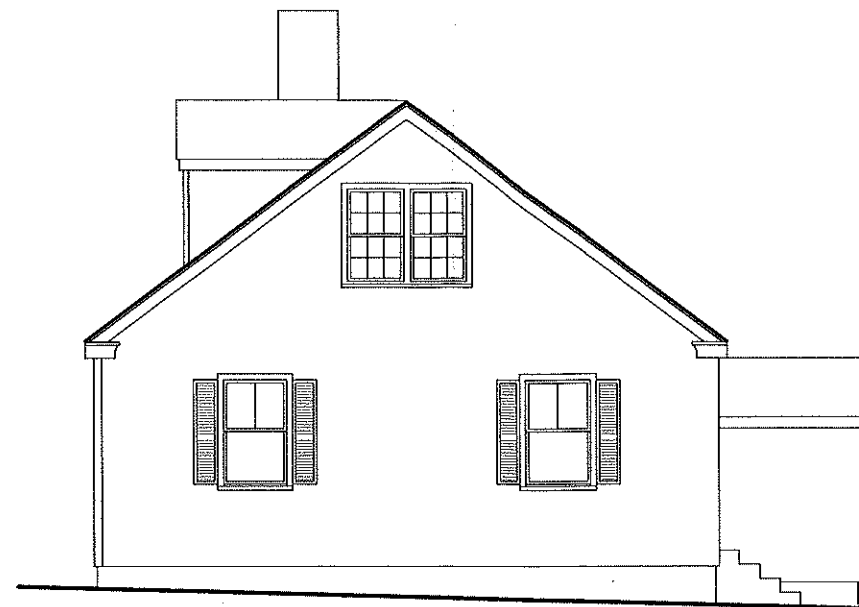
Signature of property owner [Signature] Date: 12/23/21

Abutting Property Owners

ID	Site Address	Owner Name	Owner Address	Owner City	Owner State {ownerState}	
45-016	29 PLAINS RD "C"	29 PLAINS ROAD LLC	1 SMITH ST BLDG B STE 101	NORWALK	CT	06851
45-020-01	35 PLAINS RD	ESSEX SAVINGS BANK	PO BOX 950	ESSEX	CT	06426
45-019	38 PLAINS RD	PLANE'S ROAD ASSOCIATES LLC	38 PLAINS RD	ESSEX	CT	06426
45-017	30 PLAINS RD	NORTHBOUND NINE LLC	192 WESTBROOK RD	ESSEX	CT	06426-1511
45-020-02	PLAINS RD	SEIDMAN ESSEX REALTY LLC	PO BOX 2048	GRUNDY	VA	24614



FRONT



SIDE

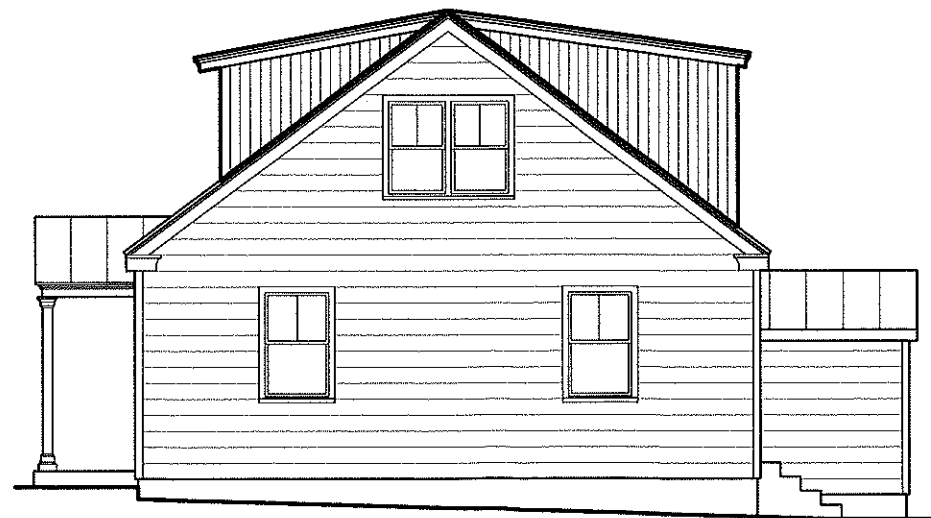


REAR

EXISTING ELEVATIONS



FRONT

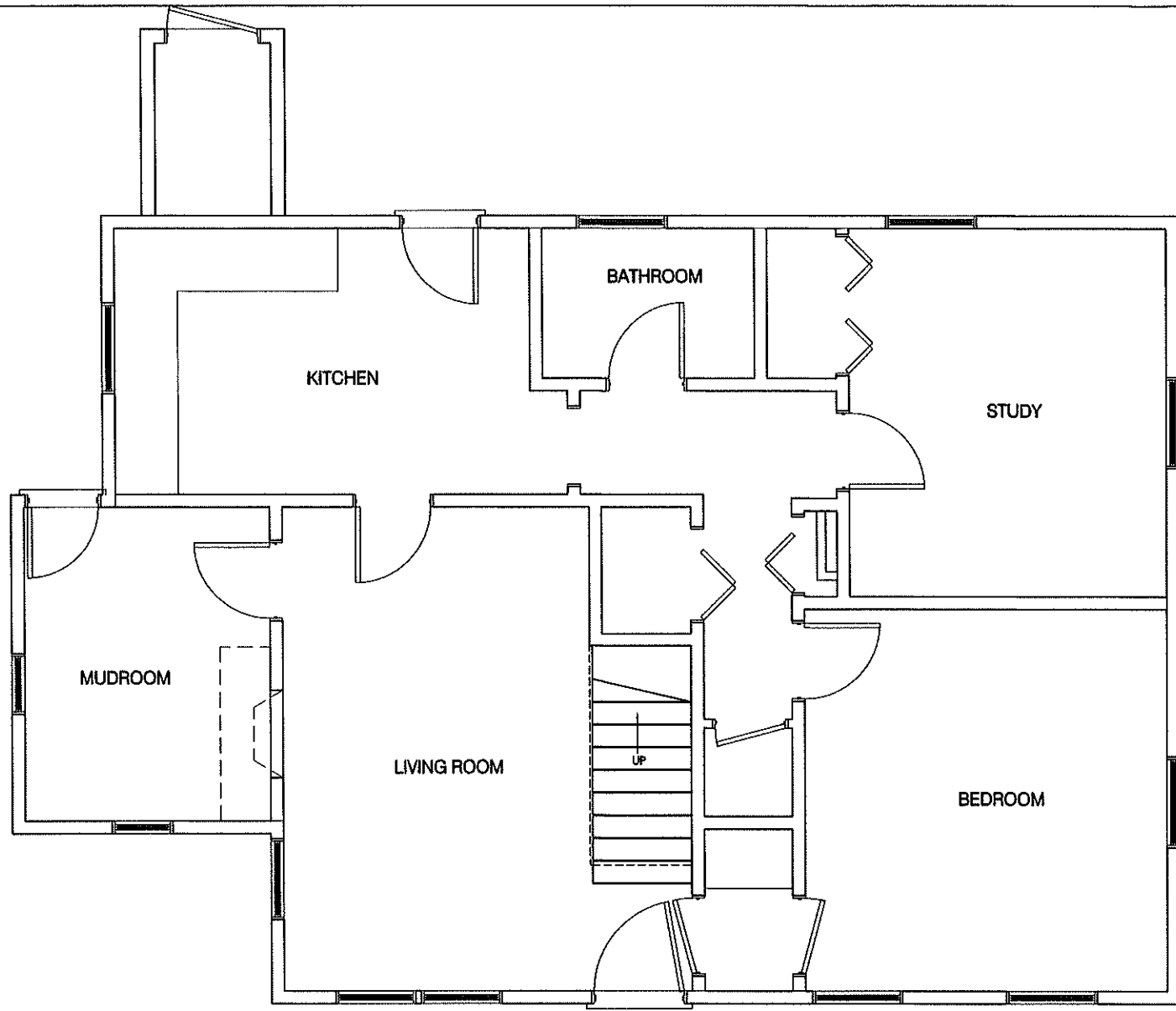


SIDE

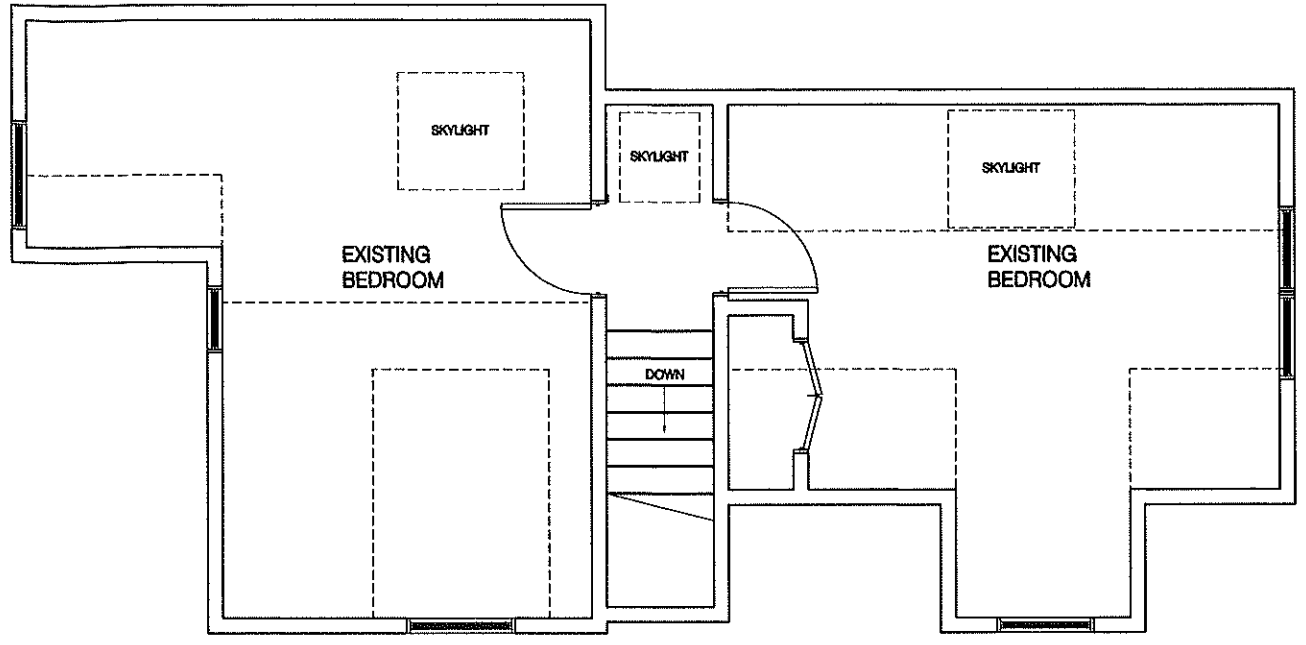


REAR

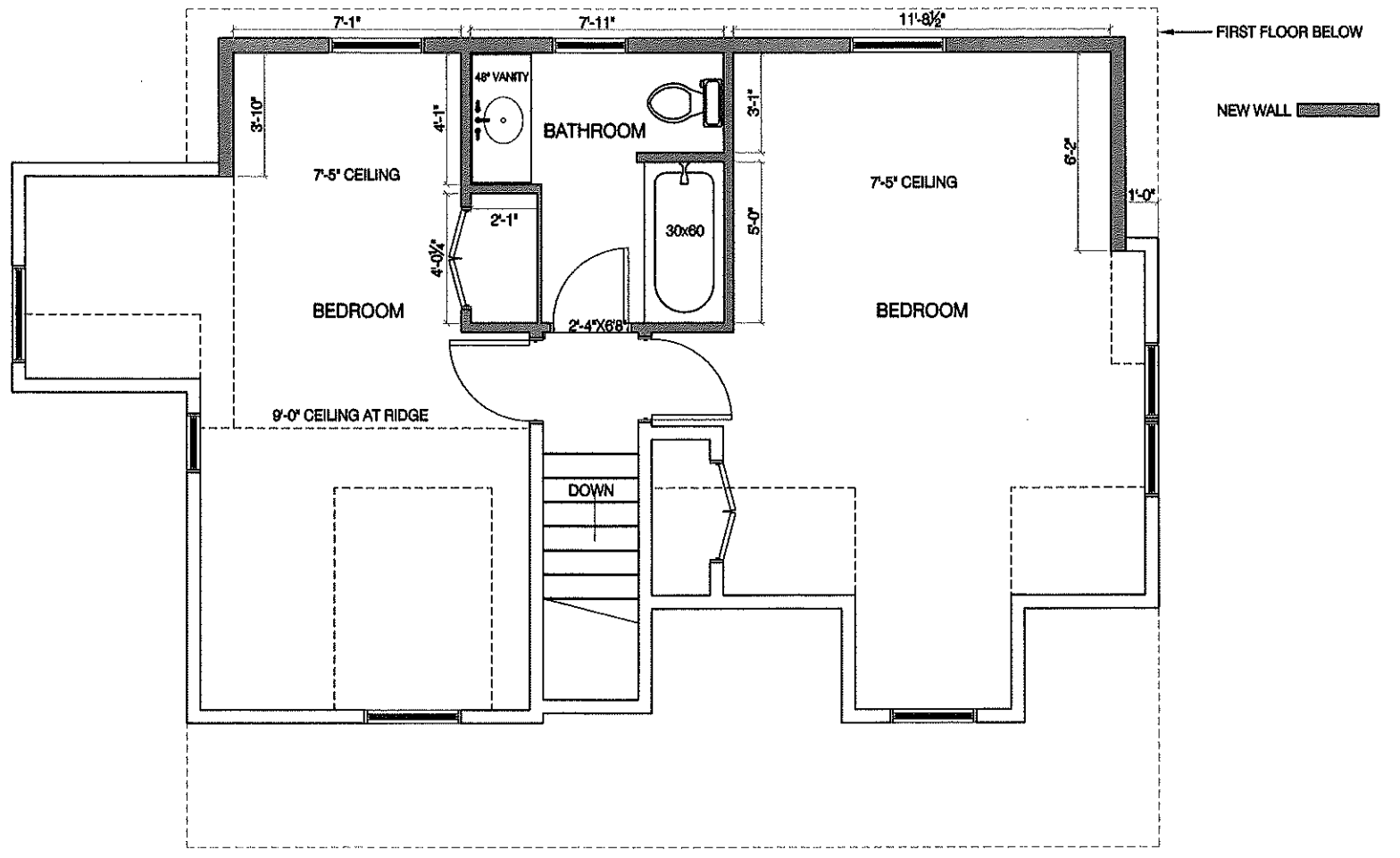
PROPOSED ELEVATIONS



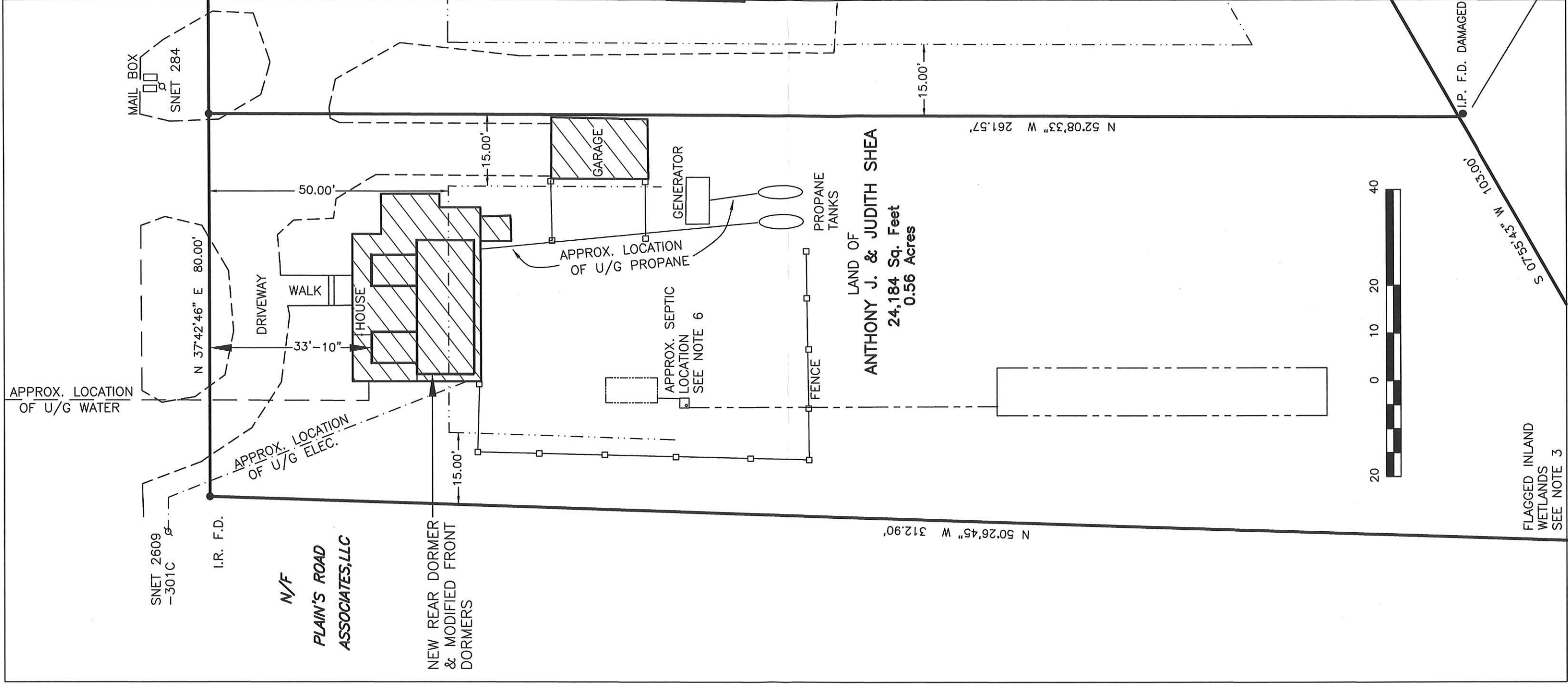
EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



RECEIVED
 DEC 27 2021

BY: *[Signature]*

32 Plains Rd
 Site Plan
 12-21-2021
 SCALE: 1" = 20"