

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

RECEIVED
JAN 22 2021

BY: _____

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 - AGENT APPROVAL	_____	ZONE CHANGE	_____	_____
	_____	COASTAL SITE PLAN REVIEW	_____	_____
WETLAND PERMIT TRANSFER	_____	MODIFICATION OF PRIOR APPROVAL	_____	_____
SUBDIVISION / RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____	_____

PROJECT DESCRIPTION:

Remove 2 existing concrete pads (3'x6' each) and replace with 1 new pad 7'x18'4", the
Additional space to host a 6'x8' refrigerated walk-in. Pad will be fringe on setback
of neighbor's garage owned by Connecticut River Museum.

STREET ADDRESS OF PROPERTY 53 55 Main Street, units c+d.

ASSESSOR'S MAP 47 LOT 00 LOT SIZE _____ DISTRICT _____

APPLICANT John C. HATNAL

PHONE 860-227-6447

APPLICANT'S AGENT (if any) Charles A. HATNAL

PHONE 860-227-4517

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

Application
Part Two

✓ #299

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

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

APPLICANT (please print) John & Charles HAJNAL
ADDRESS 4 Chelsea Lane Old Saybrook CT. 06475
Street Town State Zip
Telephone _____
home work cell 860-227-4517

OWNER OF PROPERTY Cockow LANDING I LLC
ADDRESS Box #77 Essex CT. 06426
Street Town State Zip
Telephone _____
home work cell 917-626-5842

Deed Reference: Book _____ Page _____

Current use of the property VACANT

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
Setback

State the hardship on which the variance(s) are based. The hardship MUST be based on physical constraints of the land only.
Necessary placement of the refrigerator in the rear pathway is constrained by the setback which would be infringed upon by 2 1/2 feet.

Have previous applications been made for this property? No

Previous application #s and dates N/A

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.

N/A


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

N/A

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: 1/26/2001

Signature of property owner

Date: _____



January 21, 2021

John Hajnal
Privateers Pizza and Provisions
55 Main Street
Essex CT 06426

Dear John,

Thank you for asking about a variance being granted to the setback regulation. It is fine with us that the walk-in is within the five-foot setback from the property line.

It has been a pleasure working with you so far, and we look forward to the opening of your new shop. Please let me know if there is anything else I can do to help.

Wishing you much success!

Sincerely,

Jennifer L. Carlson, Executive Director
Connecticut River Museum

Cc: Jada Carlson Loutit

INV. IN=
INV. OUT=14.6

N/F
The Griswold
Inn, LLC

CONCRETE GALLERY
TOP GALLERY=15.4
INV. IN (N)=14.54
INV. IN (S)=14.44

Bit.
Parking
Lot

DBOX
INV. IN=14.49
INV. OUT=14.47

DBOX
INV. IN=14.59
INV. OUT (NE)=14.54
INV. OUT (NW)=14.51

53 Main Street
Area
19,540 Sq. Ft.
0.449 Acres

173.45' To CHD Mon.

Conc. Sidewalk
Granite Curb

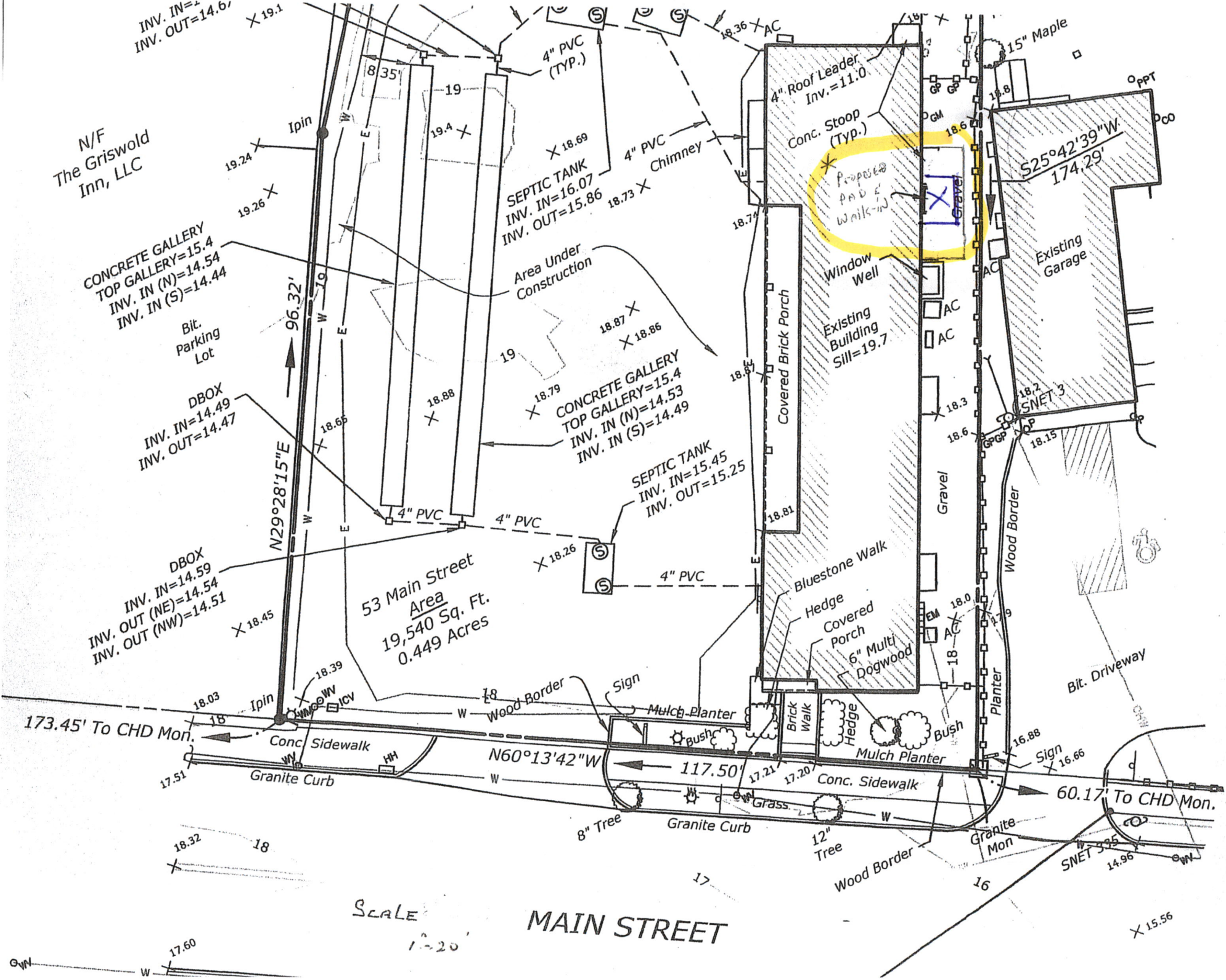
N60°13'42"W

117.50'

60.17' To CHD Mon.

SCALE
1"=20'

MAIN STREET



17.60

15.56

18.32

18

17

16

SNET 335

14.96

16.66

16.88

18.0

18.3

18.6

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The Attached Photo -

Wooden frame shows the size of the Proposed Pad. = 7ft x 18ft-4in.

The upright stakes - with orange string line show
the actual size of the refrigeration unit = 6ft wide & 8ft Long.

The Pad will infringe on the setback by 2 1/2 ft.

