

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

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:

Proposed to construct a subsurface sewage disposal system and an inground swimming pool with a patio

STREET ADDRESS OF PROPERTY 42 Crosstrees Hill Rd.

ASSESSOR'S MAP 70 LOT 013 LOT SIZE 0.9 acres DISTRICT RU

APPLICANT Ava Schmidman
42 Crosstrees Hill Rd., Essex PHONE (860) 558 5469

APPLICANT'S AGENT (if any) Robert L. Doane, Jr. PE & LS Doane Engineering
P.O. Box 113, Centerbrook 06409 PHONE (860) 767-0138

ENGINEER, SURVEYOR (ARCHITECT) Christopher Arelt AIA Nautilus Architects
Box 785, Old Lyme, Ct. 06371 PHONE (860) 227-1169

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.

1/15

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

Application
Part Two

✓ # 2203 2/10/11

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

Variance X Application # 21-6
Appeal of a Decision by ZEO _____
Certificate of Location _____

APPLICANT (please print) Ava Schnidman
ADDRESS 42 Crosstrees Hill Rd., Essex Ct. 06426
Street Town State Zip
Telephone (860) 538 5469 home work cell

OWNER OF PROPERTY same as applicant
ADDRESS _____
Street Town State Zip
Telephone _____ home work cell

Deed Reference: Book 336 Page 899

Current use of the property single family 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 40D, 101E

State the hardship on which the variance(s) are based. The hardship MUST be based on physical constraints of the land only. The lot is an existing nonconforming 39093 sq. ft. parcel that slopes from Crosstrees Hill Rd. at elevation 30 to the South Cove at elevation 0. The house, built in 1975, was built into the slope with a walkout lower floor at elevation 14±. The

area adjacent to the lower elevation patio is the only relatively flat area that can accommodate an inground swimming pool. Therefore the hardship is the lot size, the house location and the sloping topography of the lot.

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.

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.

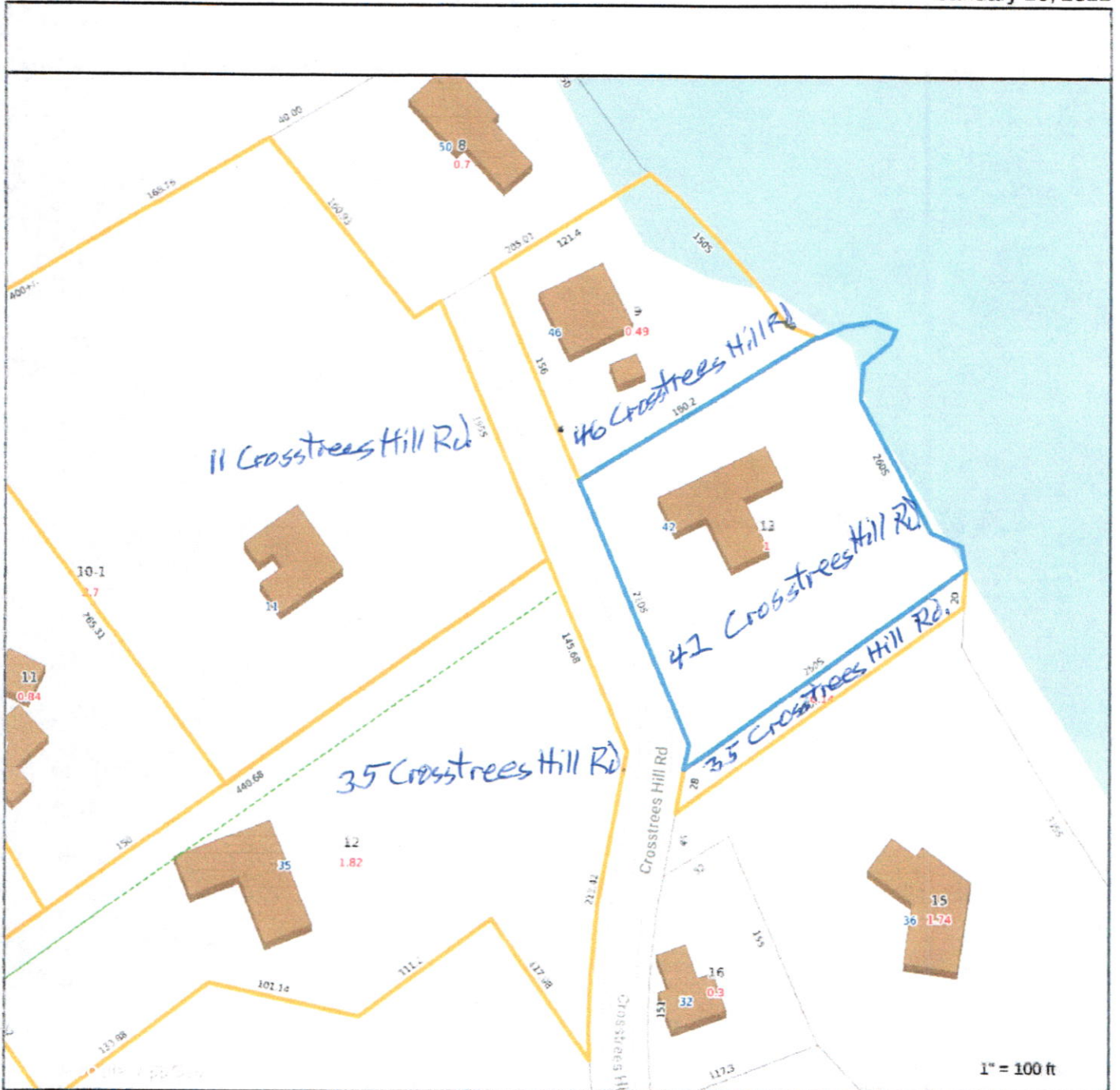
Signature of applicant [Signature]

Date: 1/28/21


Signature of property owner [Signature]

Date: 1/28/21

Robert L. Doane Jr. PE & LS - Agent for Owner and Applicant
Doane Engineering

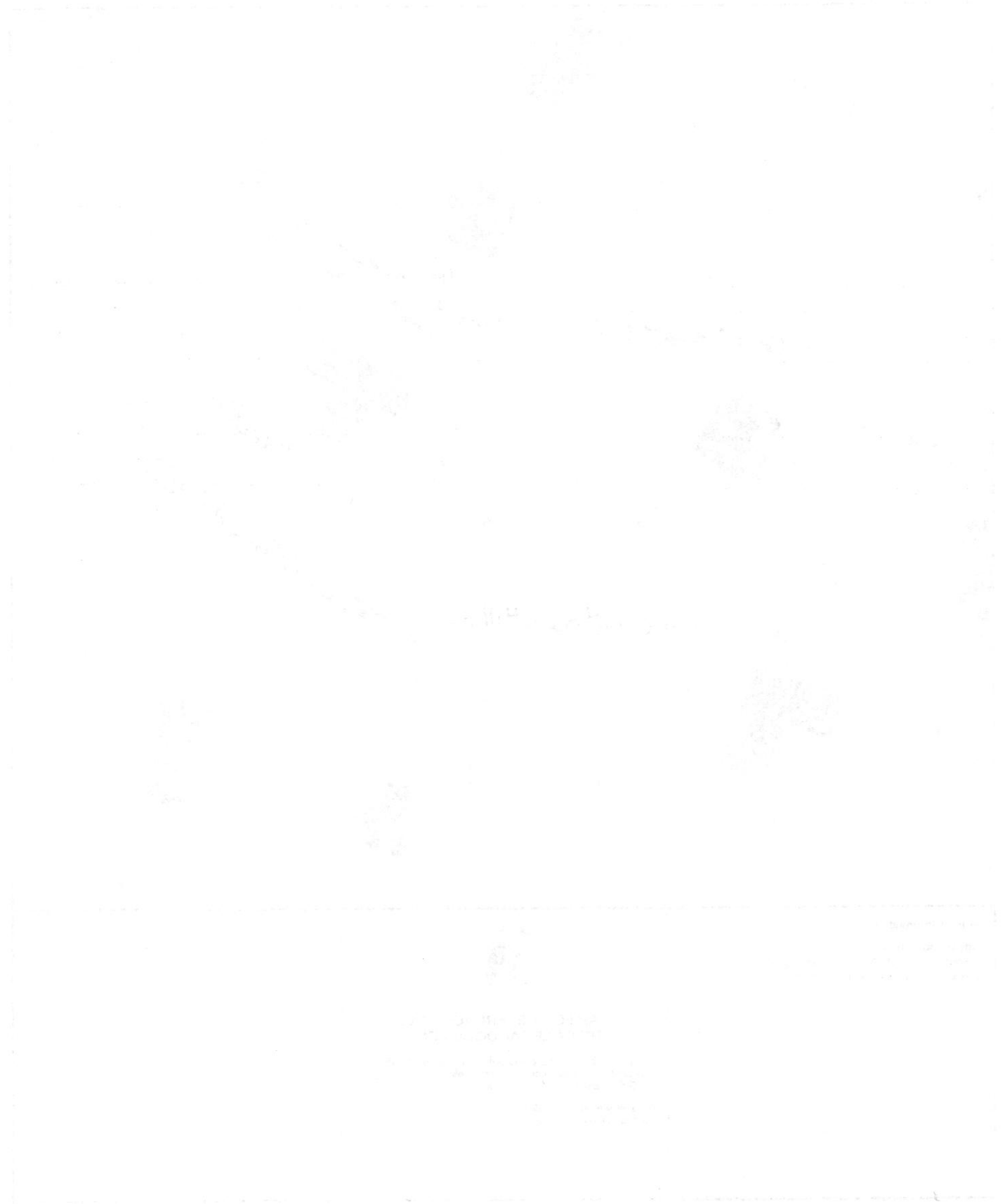


Property Information
 Property ID 70 13
 Location 42 CROSSTREES HILL RD
 Owner SCHNIDMAN AVA ALBERT


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**
 Town of Essex, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.
 Geometry updated 04/09/2020
 Data updated 04/09/2020

1" = 100 ft

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Applicant must provide a current list of all names and addresses of abutting property owners.

NAME	ADDRESS	TOWN	ZIP CODE
Carolyn & Paul Bergantino	46 Crosstrees Hill Rd.	Essex	06426
Daniel Pedra	11 Crosstrees Hill Rd.	Essex	06426
Steven & Anne Elich	35 Crosstrees Hill Rd.	Essex	06426

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Record and Return to:

T. Lome
P.O. Box 397
Essex, CT

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WARRANTY DEED

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

Know Ye That: I, John W. Meier, whose mailing address is 42 Crosstrees Hill Road, Essex, CT 06426, (hereinafter referred to as the "Grantor"),

for the consideration paid of

****One Million Seven Hundred Seventy-Five Thousand and 00/100 (\$1,775,000.00) Dollars****

received to our full satisfaction from Ava Albert Schnidman, whose mailing address is 23850 Via Italia Circle Apt 802, Bonita Springs, FL 34134, (hereinafter referred to as the "Grantee"),

do give, grant, bargain, sell and confirm unto said Ava Albert Schnidman, her heirs, successors and assigns forever with WARRANTY COVENANTS, all that certain piece or parcel of land with the buildings and improvements thereon, situated in the Town of Essex, County of Middlesex and State of Connecticut, known as 42 Crosstrees Hill Road, Essex, CT 06426, more particularly bounded and described as follows:

See Schedule A Description Attached Hereto and Made a Part Hereof

Reference may be had to a Warranty Deed from Paul H. Harwood and Sibyl H. Harwood to John W. Meier dated April 30, 1996 and recorded May 1, 1996 in Volume 160 at Page 183 of the Essex land records.

Said premises are conveyed subject to the following:

Restrictions, Covenants, Conditions and Limitations as set forth in a deed dated August 18, 1952 and recorded in Volume 34 at Page 512 of the Essex land records.

Riparian rights of others in and to South Cove.

No title is insured to any land lying in the bed of South Cove its arms, branches, or tributaries lying now or formerly below the present or former high-water mark.

The rights of the United States Government, the State of Connecticut and the City/Town of Essex, or any of their departments or agencies, to regulate and control the use of the piers, bulkheads, land under water and land adjacent to Connecticut River.

Any and all provisions of municipal ordinances or regulations, federal, state or local, public and/or private laws including but not limited to any planning, zoning, conservation, inland and tidal wetland regulations governing subject premises, any and all easements, covenants or restrictions and agreements which may appear as of record.

Grantee herein assumes and agrees to pay any and all taxes, assessments and/or public utility charges hereinafter coming due to the Town of Essex, its Boroughs, Villages and/or Districts in which the premises are situated and any and all dues, fees or charges of private associations or similar entities for which the owners of the premises may be liable.

To have and to hold the premises hereby conveyed, with the appurtenances thereof, unto the Grantee and unto her heirs and assigns forever and to the Grantee for her own proper use and behoof.

And I, said Grantor do hereby covenant with the Grantee, her heirs, successors and assigns that at and until the ensembling of these presents, I am well-seized of the premises as a good indefeasible estate in fee simple; and have good right to grant and convey the same in manner and form as herein written and that the same is free from all encumbrances whatsoever, except as herein stated.

And Furthermore, I do by these presents bind myself and my heirs, successors, executors, administrators and assigns forever to warrant and defend the premises hereby conveyed to the Grantee, and her heirs, successors and assigns against all claims and demands whatsoever, except as herein stated.

50
18 187 State Conveyance Tax Received
4 437 Conveyance Tax Received
Town Clerk - Essex

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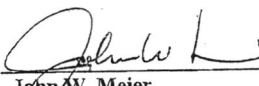
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In Witness Whereof, I, John W. Meier have hereunto set my hand and seal this 30th day of September, 2020.

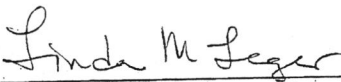
Signed, Sealed and Delivered in the presence of
or Attested by



Valerie Ann Votto (witness)



John W. Meier (L.S.)




Linda M. Leger (witness)

State of CONNECTICUT }
County of NEW LONDON } ss. Old Lyme

September 30, 2020

On this the 30th day of September, 2020, before me, the undersigned officer, personally appeared John W. Meier, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained as his free act and deed.

In Witness Whereof, I hereunto set my hand and official seal



Valerie Ann Votto
Notary Public/Commissioner of the Superior Court
My Commission Expires:

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SCHEDULE A DESCRIPTION

A certain piece or parcel of land on South Cove with the buildings and improvements thereon, situated in the Town of Essex, County of New London and State of Connecticut, known as 42 Crosstrees Hill Road, and being more particularly bounded and described as follows:

Beginning at a point on the southwesterly corner of the premises herein conveyed, which point is distant twenty (20) feet northerly from the northerly line of land now or formerly of Nancy S. Schneller, measured at right angles thereto, and is separated from said Schneller land by a twenty (20) foot right of way, property of F. Walter Rowe, Jr. and Grace L. Rowe; thence running northeasterly along said right of way in a line of twenty (20) feet distant northerly from said Schneller land to the waters of South Cove; thence running northerly by and along the waters of South Cove to a point one hundred and ninety (190) feet northerly from the last described line when measured at right angles thereto thence running southwesterly bounded northwesterly by land now or formerly of William G. Ames and Hope S. Ames in a line parallel with and distant one hundred and ninety (190) feet northerly from the first described line to the easterly side of Crosstrees Hill Road, which point is marked by an iron pipe; thence running southerly bounded westerly by said Crosstrees Hill Road to an iron pipe set in a corner of the same; thence continuing in the same course bounded westerly by land now or formerly of F. Walter and Grace L. Rowe to the point of beginning.

Received For Record

Gyome M. Rozia

09/30, 2020 @ 2:40
Assist. Town Clerk, Essex, CT

P.M.

8/15

42 CROSSTREES HILL RD

Location 42 CROSSTREES HILL RD

Mblu 70/ 013/ //

Acct# 00136600

Owner SCHNIDMAN AVA ALBERT

Assessment \$796,300

Appraisal \$1,137,500

PID 2024

Building Count 1

Current Value

Appraisal	
Valuation Year	Total
2018	\$1,137,500

Assessment	
Valuation Year	Total
2018	\$796,300

Owner of Record

Owner SCHNIDMAN AVA ALBERT
Co-Owner
Address 42 CROSSTREES HILL RD
 ESSEX, CT 06426

Sale Price \$1,775,000
Certificate
Book & Page 336/899
Sale Date 09/30/2020
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SCHNIDMAN AVA ALBERT	\$1,775,000		336/899	00	09/30/2020
MEIER JOHN W	\$500,000		0160/0183	UNKQ	05/01/1996

Building Information

Building 1 : Section 1

Year Built: 1975
Living Area: 2,129
Building Percent Good: 84

Building Attributes	
Field	Description

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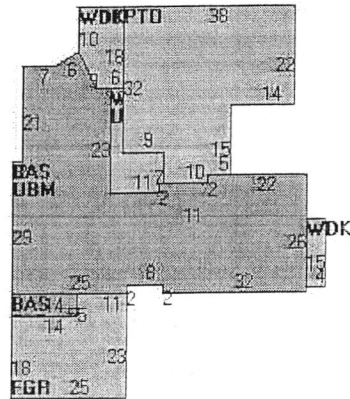
Style	Custom Design
Model	Residential
Grade:	A-
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Cedar or Redwd
Roof Structure:	Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Extra Fixtures	1
Total Rooms:	5 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Kitchens	1
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 100	

Building Photo



(http://images.vgsi.com/photos/EssexCTPhotos/A01\00\26\41.jpg)

Building Layout



(http://images.vgsi.com/photos/EssexCTPhotos/Sketches/2024_2024.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,129	2,129	
FGR	Garage	505	0	
PTO	Patio	1,171	0	
SLB	Slab	70	0	
UBM	Basement	2,207	0	
WDK	Wood Deck	372	0	
		6,454	2,129	

Extra Features

Extra Features					Legend
Code	Description	Sub Code	Sub Description	Size	

10/15

FPL	Fireplace			1.00 UNITS
FPO	Fireplace Open			1.00 UNITS
FBM1	Fin Bsmt-Good			1029.00 S.F.
GEN	Generator			1.00 UNITS

Land

Land Use

Use Code 100
Description Residentl MDL-01
Zone RU
Neighborhood SX17

Land Line Valuation

Size (Acres) 1
Depth
Assessed Value \$510,200
Appraised Value \$728,900

Outbuildings

Outbuildings				Legend
Code	Description	Sub Code	Sub Description	Size
DCK1	Dock-Res			90.00 S.F.

Valuation History

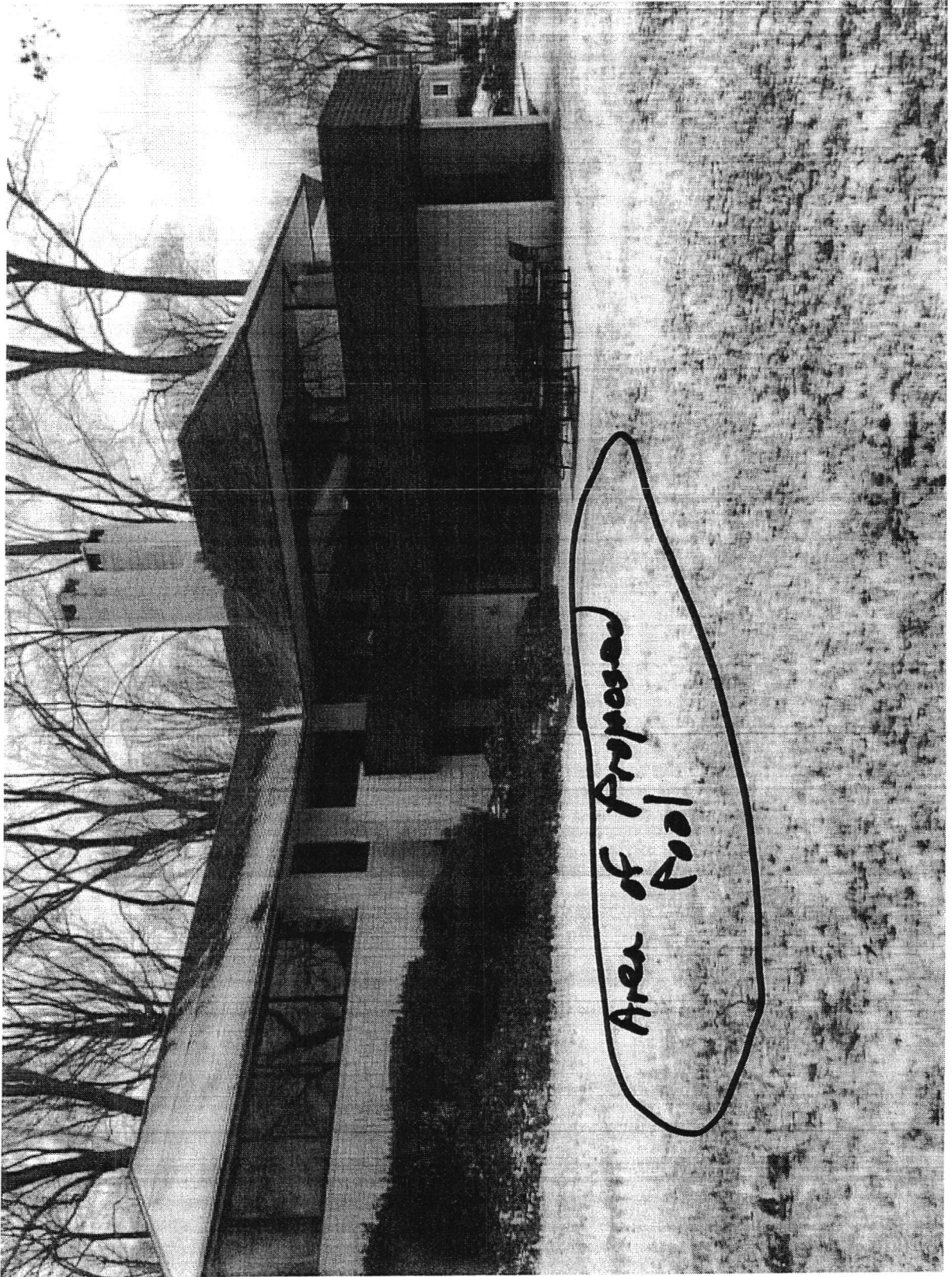
Appraisal	
Valuation Year	Total
2019	\$1,137,500

Assessment	
Valuation Year	Total
2019	\$796,300

11/15

1/2/15

42 Crostons Hill Rd.
Pool Area

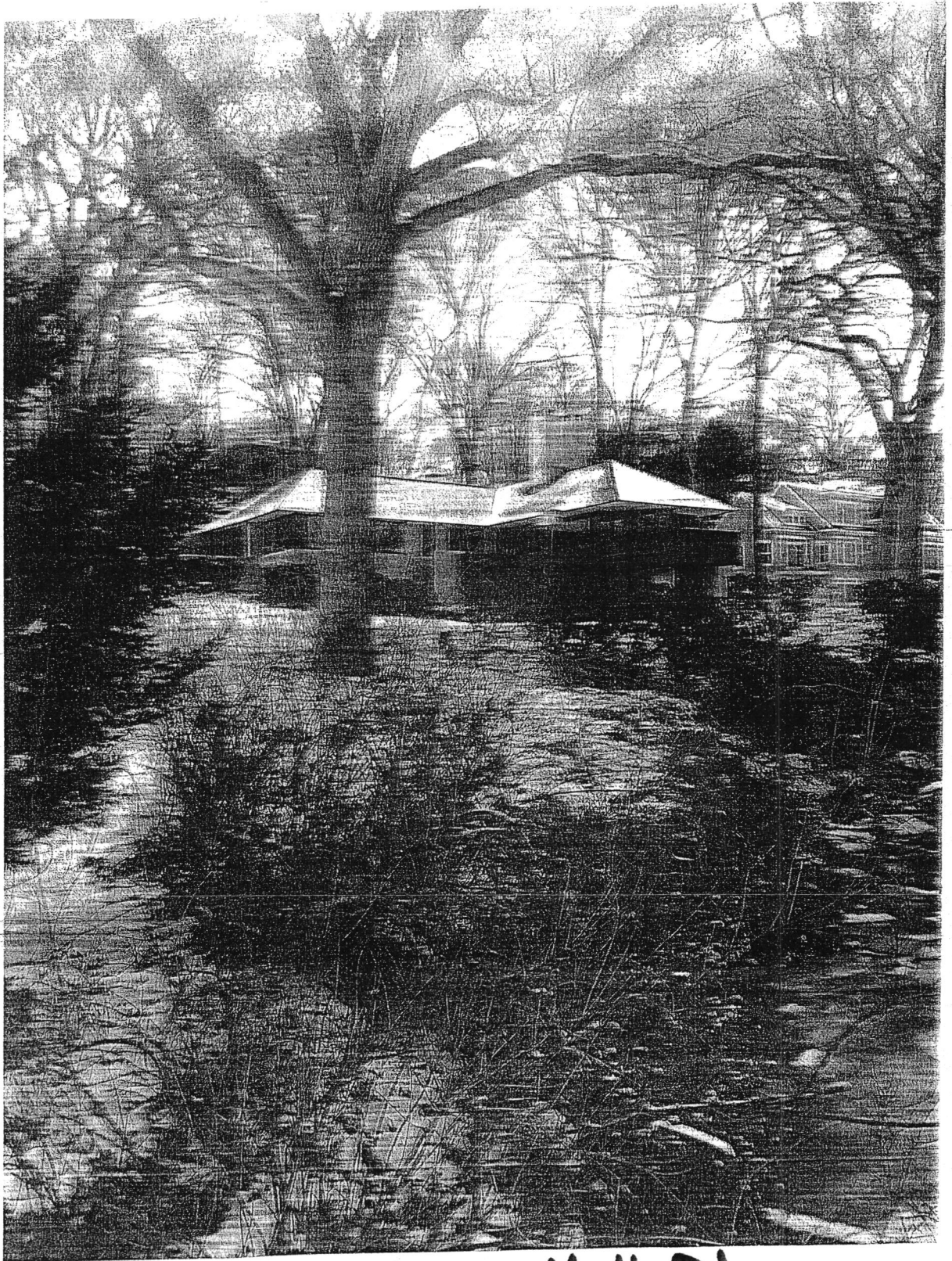


Area of Proposed Pool



42 Crosstrees Hill Rd.
Pool Area

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42 Crosstrees Hill Rd
From Southeast Corner

14/15



42 Crosstrees Hill Rd.
From Northeast corner

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