

RECEIVED  
JAN 28 2021

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

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

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

SPECIAL EXCEPTION	<input checked="" type="checkbox"/>	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:

BUILD & INSTALL 8' X 12' SHED  
placed on 3/4" gravel

STREET ADDRESS OF PROPERTY 15 West Hills Road

ASSESSOR'S MAP 36 LOT 029 LOT SIZE .49 DISTRICT RESIDENTIAL

APPLICANT Brooke Adomson PHONE 860.938.0835

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

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

✓ # 6457

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

Variance X Application # 21-7  
Appeal of a Decision by ZEO \_\_\_\_\_  
Certificate of Location \_\_\_\_\_

APPLICANT (please print) Brooke Adamson  
ADDRESS 15 West Hills Rd. Ivoryton CT 06442  
Street Town State Zip  
Telephone 860-767-2532 860-938-0835  
home work cell

OWNER OF PROPERTY Philip Schaller Trustee/Revocable Trust  
ADDRESS 15 West Hills Ivoryton CT 06442  
Street Town State Zip  
Telephone 860-767-2532 860-526-3119 860-938-2145  
home work cell

Deed Reference: Book 0273 Page 0430

Current use of the property Residence

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  
PLACE 8' X 12' SHED - ONE FOOT FROM SIDE YARD  
WHERE 15' IS REQUIRED

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

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 \$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 

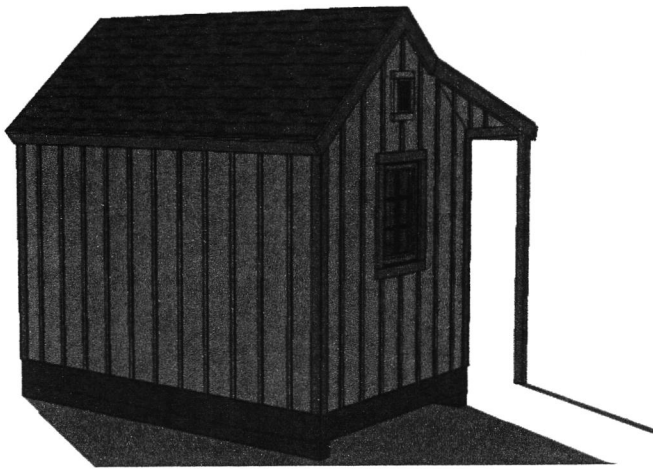
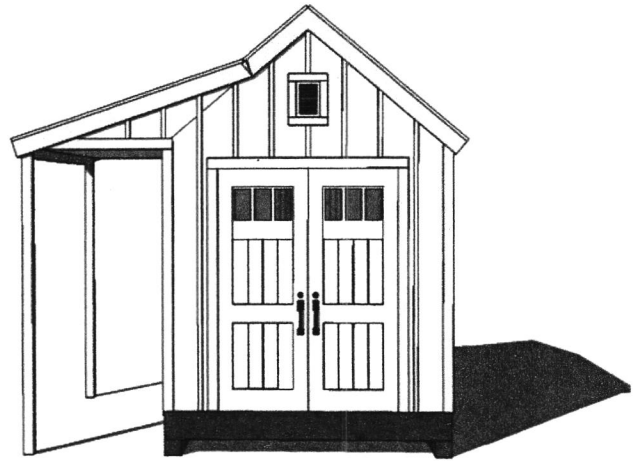
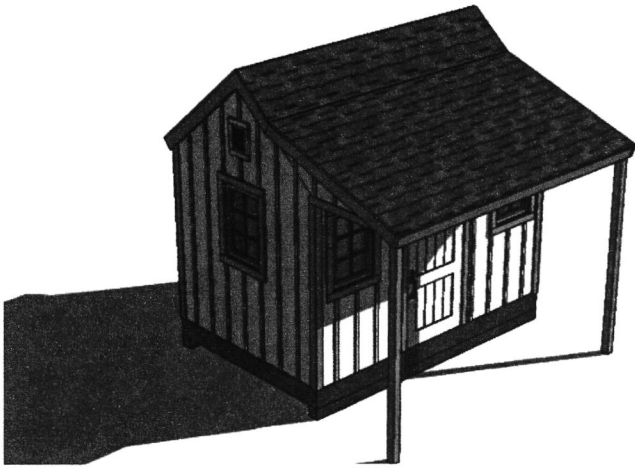
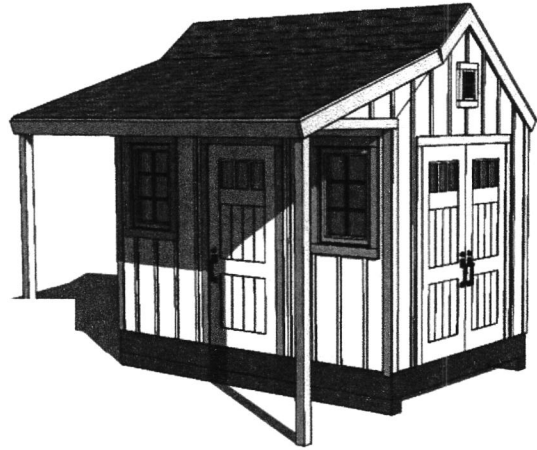
Date: 1-28-2021

Signature of property owner 

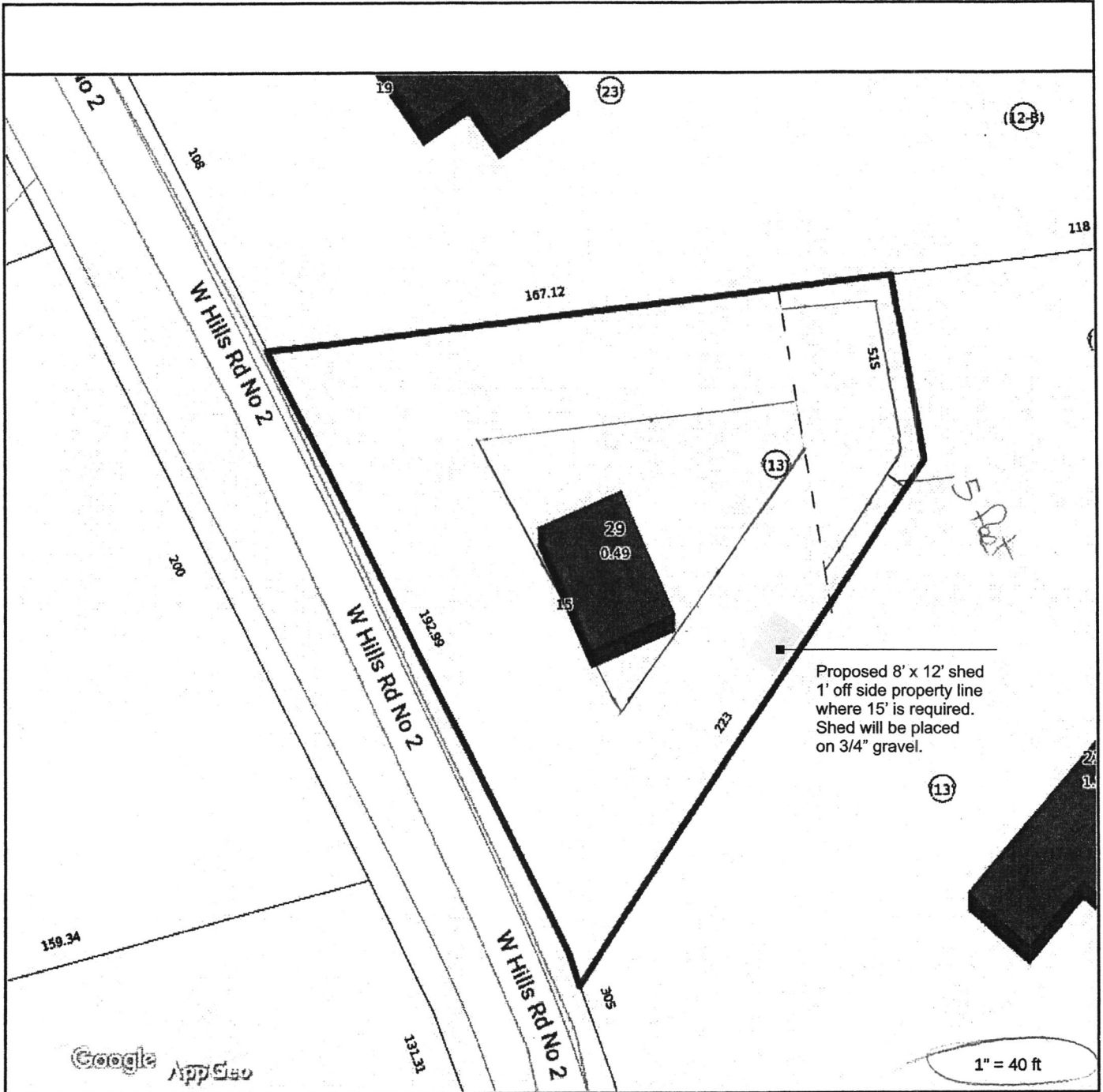
Date: 1-28-2021



Proposed 8' x 12' shed  
Color of roof shingles,  
siding and trim will match  
existing house.  
Placed on 3/4" gravel  
dtone bed.







Property Information

Property ID 36 29  
 Location 15 WEST HILLS RD  
 Owner SCHALLER PHILIP TRUSTEE OF THE PHILIP J



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



Prepared By:  
Gould & Gillin, P.C.  
205 Old Boston Post Road, PO Box 524  
Old Saybrook, CT 06475

**QUITCLAIM DEED**


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

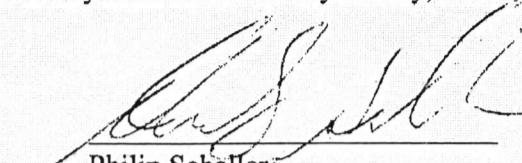
KNOW YE, THAT **Philip Schaller**, hereinafter "Grantor", for divers good causes and considerations thereunto moving, especially for One Dollar, received to his full satisfaction of **Philip Schaller, Trustee of the Philip Schaller Revocable Trust Dated May 27, 2009**, hereinafter "Grantee", has remised, released, and forever quitclaimed, and does by these presents, for himself and his heirs and assigns, justly and absolutely remise, release, and forever **QUITCLAIM** unto the said Grantee, his heirs and assigns forever, all such right and title as he the said Grantor has or ought to have in or to that certain real property more particularly described on Schedule A attached.

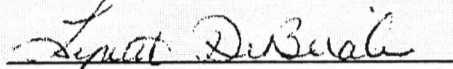
To Have and To Hold the premises unto himself and to his heirs and assigns, to the only use and behoof of himself, his heirs and assigns forever, so that neither he the said Grantor, nor any person or persons in his name and behalf, shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.



IN WITNESS WHEREOF, I have hereunto set my hand this 27th day of May, 2009

  
Howard M. Gould

  
Philip Schaller

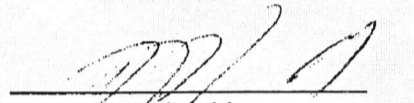
  
Lynette DeBerardinis

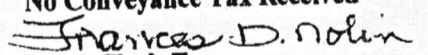
STATE OF CONNECTICUT }  
  } ss: Old Saybrook  
COUNTY OF MIDDLESEX }

May 27, 2009

Personally appeared Philip Schaller 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 purpose therein contained as his free act and deed.

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

  
Howard M. Gould  
Commissioner of Superior Court

No State Conveyance Tax Received  
No Conveyance Tax Received  
  
Town Clerk-Essex



## SCHEDULE A

All that certain piece or parcel of land, together with the improvements thereon, containing 0.42 acres, more or less located in the Village of Ivoryton, Town of Essex, County of Middlesex and State of Connecticut, designated as Lot No. 13 on a map on file in the Town Clerk's Office in said Town of Essex entitled "FALLS RIVER FARMS SUBDIVISION OF A PORTION OF LAND OF FALLS RIVER FARMS DEVELOPMENT CO. VILLAGE OF IVORYTON TOWN OF ESSEX OCTOBER 31, 1961 RADCLIFFE & ROSS CIVIL ENGINEERS & SURVEYORS CENTERBROOK, CONN." Lot No. 13 is more particularly bounded and described as follows:

Beginning at a point in the easterly line of West Hills Road, which point is at the northwesterly corner of the land herein described and which point is the southwesterly corner of Lot No. 23, as shown on said map; thence running South 13° 20' 30" East along West Hills Road 170.99 feet to the beginning of a curve; thence continuing southerly along West Hills Road in a curve toward the West, said curve having a radius of 202.77 feet, 22 feet to Lot No. 14, as shown on said map; thence running North 43° 35' 25" East along said Lot No. 14, 173 feet, more or less, to an angle; thence running North 3° 50' 25" East along said Lot No. 14, 51.30 feet to the southeasterly corner of said Lot No. 23; thence running North 86° 38' 00" West along said Lot No. 23, 167.12 feet to the point of beginning.

Together with and subject to the restrictions, covenants and limitations set forth in a deed from Falls River Farm Development Company, Inc. to Burton R. Person and Mary A. Person dated 3/2/63 and recorded in the Essex Land Records on 3/4/63 in Volume 46 at Page 595.

Being the same premises conveyed by Gena Rose Schaller to Philip Schaller by quitclaim deed recorded in the Essex Land Records in Volume 240 at Page 85.

RECEIVED FOR RECORD  
6-01 2009 at 12:09PM  
*Frances A. Nolan*  
ESSEX, CT. TOWN CLERK