

**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:

ADD A PARTIAL 2ND FLOOR TO THE EXISTING STRUCTURE
FOR 2 BEDROOMS & BATH. 25'-10" X 24'

STREET ADDRESS OF PROPERTY 9 EVANS LA.

ASSESSOR'S MAP 004-01 LOT 46 LOT SIZE 0.83 ac DISTRICT VR

APPLICANT 9 EVANS LA. LLC. OWNER BRAD TULLY
PHONE 917-363-5846

APPLICANT'S AGENT (if any) _____ PHONE _____

ENGINEER/SURVEYOR/ARCHITECT DON GESICK / J.A. FRANZON & ASSO.
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

✓ # 15184 1-29-01

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

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

Application # 21-8

APPLICANT (please print) BRAD TULLY
ADDRESS 26 So. MAIN ST ESSEX CT 06426
Street Town State Zip
Telephone _____
home work cell 917-363-5846

OWNER OF PROPERTY 9 EVANS LA. LLC
ADDRESS 26 So. MAIN ST ESSEX CT 06426
Street Town State Zip
Telephone _____
home work cell 917-363-5846

Deed Reference: Book 330 Page 345

Current use of the property SINGLE Family Res.

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
PROPERTY SET BACK IS 25' EXIST HOUSE IS 23.4'. REQUESTING A VARIANCE FOR
SECTIONS 402, 40D, 401.1, 50D & 60B 1.6' OF THE SIDE SETBACK

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 LESS THAN 60,000^{sq} A (ALTD) NON-CONFORMING UNIQUE SHAPE BEING THE NARROWEST LOT ON EVANS LA. THERE WILL BE NO INCREASE OF NON-CONFORMITY

Have previous applications been made for this property? _____

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 [Signature] Date: 1/29/21

Signature of property owner [Signature] Date: 1/29/21
for 9 Evans Lane LLC → owner

VOL: 330 PAGE: 0345

Return to:
Bradford Tully
28 Laight Street
Unit 5C
New York, NY 10013

QUIT CLAIM DEED

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

KNOW YE THAT, BRADFORD TULLY, of Essex, Connecticut, herein collectively designated as the Grantor, for the consideration of OTHER GOOD AND VALUABLE CONSIDERATION, received to Grantor's full satisfaction from 9 EVANS LANE, LLC, a Connecticut Limited Liability Company with principal place of business in Essex, Connecticut, herein designated as the Grantee, does remise, release, and forever with QUIT CLAIM COVENANTS unto the said Grantee and unto its successors and assigns forever, all the right, title, interest, claim and demand whatsoever as the said Grantor has or ought to have in or to ALL THAT CERTAIN piece, parcel or tract of land commonly known as 9 EVANS LANE, ESSEX, CONNECTICUT, and more particularly described in the attached SCHEDULE A made a part hereof.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 16 day of September 2019

Signed, Sealed and Delivered
in the Presence of:

[Signature]
Witness:

[Signature]
BRADFORD TULLY

[Signature]
Witness:

STATE OF New York)
COUNTY OF New York) ss: TOWN OF New York

On this the 16 day of September 2019, before me, the undersigned officer, personally appeared, Bradford Tully known to me to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.
In witness whereof, I hereunto set my hand.

DONDRE STEVEN PERRY
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PE6368661
Qualified in New York County
My Commission Expires 12.18.2021

[Signature]

Commissioner of Superior Court
Notary Public/My Commission expires 12.18.2021



No State Conveyance Tax Received
No Conveyance Tax Received
[Signature]
Town Clerk - Essex
Assistant

VOL: 330 PAGE: 0346

SCHEDULE A

A certain piece or parcel of land together with the buildings and improvements thereon, located on the northerly side of Evans Lane, in the Town of Essex, County of Middlesex and State of Connecticut, more particularly bounded and described as follows:

Beginning at the southeasterly corner of the land herein described, which point is the southwesterly corner of land now or formerly of Paul L. Sampsell and which point is marked by a drill hole; thence running North 0 degrees 35 minutes 33 seconds East along said Sampsell land 211.70 feet; thence running North 4 degrees 10 minutes 37 seconds East along said Sampsell land 119.37 feet to land now or formerly of Helen Hewes Davis; thence running North 72 degrees 26 minutes 40 seconds West along said Davis land 112.35 feet to land now or formerly of Hervey L. Stockder; thence running South 0 degrees 35 minutes 33 seconds West along said Stockder land 389.03 feet to Evans Lane; thence running North 76 degrees 19 minutes 59 seconds East along Evans Lane 103.18 feet to the point of beginning.

For a more particular description of the land herein described, reference is made to a map on file in the Town Clerk's Office of said Town of Essex entitled: "MAP SHOWING PROPERTY TO BE CONVEYED TO HERVEY L. STOCKDER FROM PAUL L. SAMPSELL, ESSEX, CONN. SCALE 1" = 60' DATE NOVEMBER 18, 1958 FREDERICK A. RADCLIFFE CIVIL ENGINEER & LAND SURVEYOR IVORYTON, CONN. CONN. P.E. & L.S. LIC. NO. 3931."

Reference is also made to a map on file in the Town Clerk's Office in said Town of Essex entitled: "ALLOCATION OF PARCELS ON LAND OF PAUL L. SAMPSELL SOUTH MAIN STREET ESSEX, CONN. SCALE 1" = 60' DATE 6/24/70 FREDERICK A. RADCLIFFE P.C. CONSULTING CIVIL ENGINEER ESSEX INDUSTRIAL PARK CENTERBROOK, CONN."

TOGETHER WITH rights of way as more particularly set forth in a deed from Paul L. Sampsell to Marjorie S. Egan dated July 24, 1970 and recorded in Volume 60, at Page 684, of the Essex Land Records.

TOGETHER WITH an easement dated November 23, 1976 and recorded in Volume 75, at Page 596, of the Essex Land Records.

Said premises subject to the following encumbrances:

Any and all provisions of any ordinances, municipal regulation or public or private law, including but not limited to zoning, planning and building lines, rules and regulations as established in and for the Town of Essex affecting said premises.

Taxes to the Town of Essex on the Grand List of October 2018, thereafter which the Grantee herein assumes and agrees to pay.

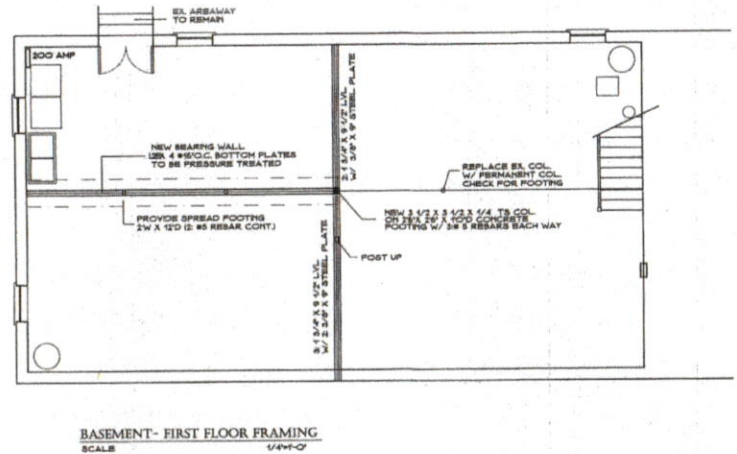
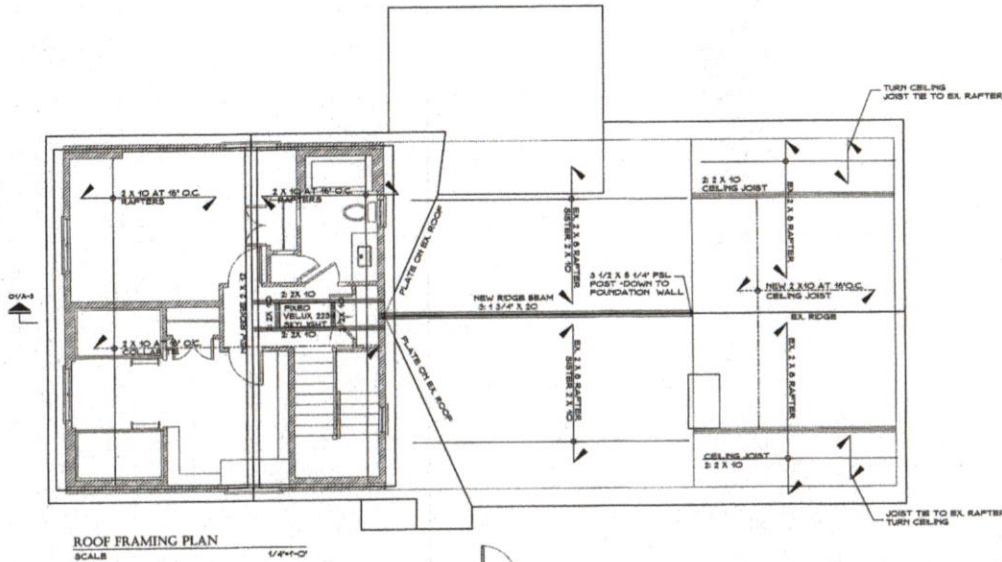
Certain tree control rights as may exist as set forth in a Deed dated April 10, 1959 and recorded April 23, 1959 in Volume 40 at Page 547; as modified by Deed dated July 24, 1970 and recorded July 24, 1970 in Volume 60 at Page 682 of the Essex Land Records.

A perpetual right of way, ten feet in width, for ingress and egress to and from South Main Street and for installation of utilities as more fully set forth in a deed dated April 10, 1959 and recorded April 23, 1959 in Volume 40 at Page 547.

If applicable, rights, restrictions and covenants as set forth in a Warranty Deed dated July 24, 1970 and recorded July 24, 1970 in Volume 60 at Page 684 of the Essex Land Records.

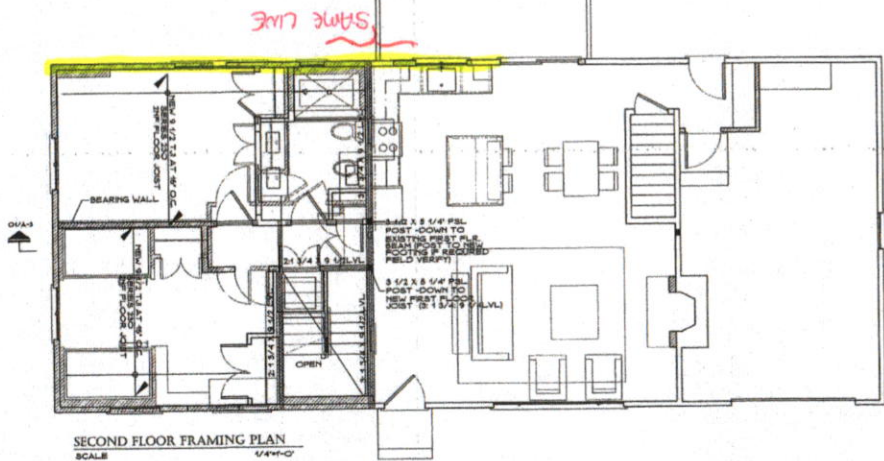
Easement for a perpetual right of way over the joint driveway to Evans Lane dated November 23, 1976 and recorded November 23, 1976 in Volume 75 at Page 596 of the Essex Land Records.

RECEIVED FOR RECORD
09/18/2017 at 11:58
Gordon M. Rogiate A.M.
ESSEX, CT - ASSIST. TOWN CLERK



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

BASEMENT- FIRST FLOOR FRAMING
SCALE 1/4"=1'-0"



SECOND FLOOR FRAMING PLAN
SCALE 1/4"=1'-0"

NOTE:
ALL HEADERS TO BE 2 1/4 X 9 1/2 LVL
OR AS NOTED

NOTE:
PROVIDE TB DOWN ANCHORS FOR WINDLOADS OF 110 WIND ZONE
AS SHOWN ON SECTIONS


NOTE:
CONTRACTOR TO BE RESPONSIBLE
FOR LAYING OUT BEAMS TO
ACCOMMODATE LIGHTING FIXTURES
SEE ELECTRICAL DRAWINGS FOR LOC.

NOTE:
CONTRACTOR TO FIGURE IN SD
FRAMING TO HEADER OFF OR
BUILD OUT CHASE FOR MECHANICAL
DUCT WORK COORDINATE WITH
MECHANICAL DRAWINGS

NOTE:
EXISTING DRAWINGS ARE FOR DESIGN PURPOSE ONLY
NOT FOR CONSTRUCTION
ALL MEASUREMENTS TO BE FIELD VERIFIED

NOTE:
CONTRACTOR SHALL NOT SCALE DRAWINGS
IF DIMENSIONS ARE MISSING OR DO NOT
CORRESPOND WITH DRAWING VERIFY WITH ARCHITECT

NOTE:
FRAMING FIXTURES ARE SHOWN FOR ROUGH LOCATION
AND QUANTITY ONLY EXACT LOCATIONS TO BE CONFIRMED IN FIELD
IN FIELD

ALTERATIONS AND ADDITION TO THE RESIDENCE AT		DATE JAN. 22, 2021
8 EVANS LANE BESSEY, CT.		SCALE AS NOTED
FRAMING PLANS		DRAWN BY JTS
J.P. FRANZEN ASSOCIATES ARCHITECTS, P.C. 		CHECKED CRESO
<small>YOU WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.</small> <small>030725-05P</small>		A-4