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JAN 29 2021

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

BY: .....

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

SPECIAL EXCEPTION	_____	VARIANCE/ APPEAL	___X___
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: Building an in-ground pool on an existing developed part of our property. There is currently a brick patio. There will be excavation work required to prepare for the pool, and some existing vegetation will be removed in the process. Invasive vegetation on the property, that is facing will be removed, and replaced with native plants. The project will be fully landscape and will not adversely impact the view from the river.

STREET ADDRESS OF PROPERTY 24 Hemlock Drive, Essex CT 06426

ASSESSOR'S MAP 74 LOT 19 LOT SIZE .37 DISTRICT \_\_\_\_\_

APPLICANT Margo Weitekamp – PHONE: 609-775-5847

**APPLICANT'S AGENT (if any)**

Bill Ross, Landscape Architect Sullivan Landscaping, LLC

**PHONE:** 860-303-5070

**Email:** bill@sullivanlawnservices.com

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

(pd 1-29-21 cash)

Date received by office 1-29-2021 Application fee - \$40 + State fee - \$60 = \$100

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

APPLICANT (please print) Margo Weitekamp  
ADDRESS: 24 Hemlock Drive,  
Town: Essex State: CT Zip 06426  
Telephone: 609-775-5847 – cell phone

OWNER OF PROPERTY SAME AS ABOVE  
ADDRESS \_\_\_\_\_

Deed Reference: Book \_\_\_\_\_ Page \_\_\_\_\_

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? YES

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

**Variance(s) requested of the zoning regulations**

This request for a Variance is to Section 101F of the zoning regulations to allow for the removal of vegetation that is within 50 feet of the water line.

State the hardship on which the variance(s) are based. The hardship MUST be based on physical constraints of the land only. The house is on a small lot, the area selected for the pool is the only available space on the property that is available when well, septic and boundary setbacks are taken into consideration. The pool location was granted a Variance in January, see application no. 21-1

Have previous applications been made for this property? **YES**

**Previous application #s and dates**

Application No. 87-32 : APPROVED July 17, 1987 to allow for a house addition off east end of the house.  
Application No. 04-39 : APPROVED October 19, 2004 to locate an inground swimming pool within 20 feet of the CT River (South Cove).  
Application No. 15-5 : APPROVED April 21, 2015 to allow a rear dormer within the rear setback area.  
Application No. 21-1 January 2021 as the recently approved Variance request for the pool location

**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.**

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

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**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.

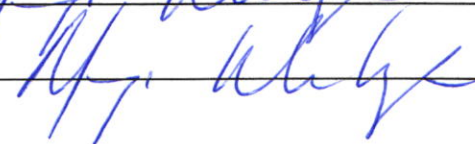
Signature of applicant

  
\_\_\_\_\_

Date:

11-29-2021

Signature of property owner

  
\_\_\_\_\_

Date:

1-29-2021



# Sullivan Lawn Services LLC

8 Piney Branch Rd., Ivoryton, CT 06442

(860)767-2811 Fax (860) 767-1529

Visit us on the web @

[www.sullivanlawnservices.com](http://www.sullivanlawnservices.com)

## Weitekamp Proposed Construction Sequence

- Remove one Oak tree on the side of the property.
- Set up/install erosion and sedimentation controls.
- Dig and stockpile large Rhododendrons to be reused. Plants to be tagged prior to work.
- Cut curb at street to allow construction access and repair after the work is completed.
- Install a gravel road where appropriate to allow equipment access to the work site.
- Remove existing block walls, bricks and vegetation.
- Excavate for wall footings. Track equipment will be used to exert less ground pressure so that existing sea wall is not structurally compromised.
- Excavate for pool deck and pool.
- Provide utility trenches to the new pool equipment.
- Hauling and disposal of material off site.
- Establish finish grades and stake out work in the field for construction.
- Relocate one existing septic distribution box and plumb appropriately.
- Form and pour concrete walls and footings per plan, depth adjusted for proper frost protection.
- Construct a concrete haunch to allow proper construction of the patio preventing paver drift. (Not frost protected as it isn't necessary for this function. 60 linear feet x 30" deep.)
- Provide and install  $\frac{3}{4}$ " stone patio base.
- Construct approximately 500 square feet of Fieldstone veneer walls.
- Provide and install 65 linear feet of bluestone cap on mortared wall.
- Construct bluestone patio on gravel base. Pool coping by others.
- Construct cheek walls and 9 bluestone steps with fieldstone veneer risers.
- Install granite steps and landing at sliding door. Top landing 8' x 30" x 7". Step tread 10' x 43" x 7". The 10' span would be constructed of two pieces.
- Provide and install (6) 4' wide granite steps from middle terrace to driveway.
- Repair asphalt driveway.
- Clean up the site, back fill with topsoil and fine grade.
- Planting of items. Final design to be determined after backfilling. Mulch plant beds with three inches of double shredded pine bark.
- Hydroseed all disturbed soils not to be planting beds to establish turf.
- All erosion and sedimentation controls to remain in place until satisfactory establishment of vegetation is achieved and the site is sufficiently stabilized.