

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

RECEIVED
8-14-2009
SC

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

SPECIAL EXCEPTION	<input checked="" type="checkbox"/> VARIANCE/ APPEAL	<input checked="" type="checkbox"/>
SITE PLAN REVIEW	<input type="checkbox"/> APPROVAL OF LOCATION	<input type="checkbox"/>
INLAND WETLANDS PERMIT	<input type="checkbox"/> REGULATION TEXT AMENDMENT	<input type="checkbox"/>
INLAND WETLANDS PERMIT - AGENT APPROVAL	<input type="checkbox"/> ZONE CHANGE	<input type="checkbox"/>
	<input type="checkbox"/> COASTAL SITE PLAN REVIEW	<input type="checkbox"/>
WETLAND PERMIT TRANSFER	<input type="checkbox"/> MODIFICATION OF PRIOR APPROVAL	<input type="checkbox"/>
SUBDIVISION / RESUBDIVISION	<input type="checkbox"/> SPECIAL FLOOD HAZARD AREA PERMIT	<input type="checkbox"/>

PROJECT DESCRIPTION:

Install two Shed Dormers to expand one
Room on 2nd floor. Add wood Deck over
existing patio.

STREET ADDRESS OF PROPERTY 3 South Cove Lane Essex

ASSESSOR'S MAP 74 LOT 4 LOT SIZE .228 acre DISTRICT RU

APPLICANT Theresa Allegretti PHONE 860-331-3981

APPLICANT'S AGENT (if any) _____ PHONE _____

ENGINEER/SURVEYOR/ARCHITECT Hope Proctor PHONE 860-662-0884

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

✓ # 1165
Pd 8-14-2020

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

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

Application # 20-20

APPLICANT (please print) Theresa Allegrucci
ADDRESS 3 South Cove Lane Essex, CT 06426
Street Town State Zip
Telephone _____
home work cell 860-331-3981

OWNER OF PROPERTY Theresa Allegrucci
ADDRESS 3 South Cove Lane Essex CT 06426
Street Town State Zip
Telephone _____
home work cell 860-331-3981

Deed Reference: Book _____ Page _____

Current use of the property single family home

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
non-conforming/REGULATIONS

State the hardship on which the variance(s) are based. The hardship MUST be based on physical constraints of the land only.
Home is located in the Rural Residential District and is an existing non-conforming structure since it is located within front, rear + side setbacks.

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 Theresa Allegnucci Date: 8-14-2020

Signature of property owner Theresa Allegnucci Date: 8-14-2020

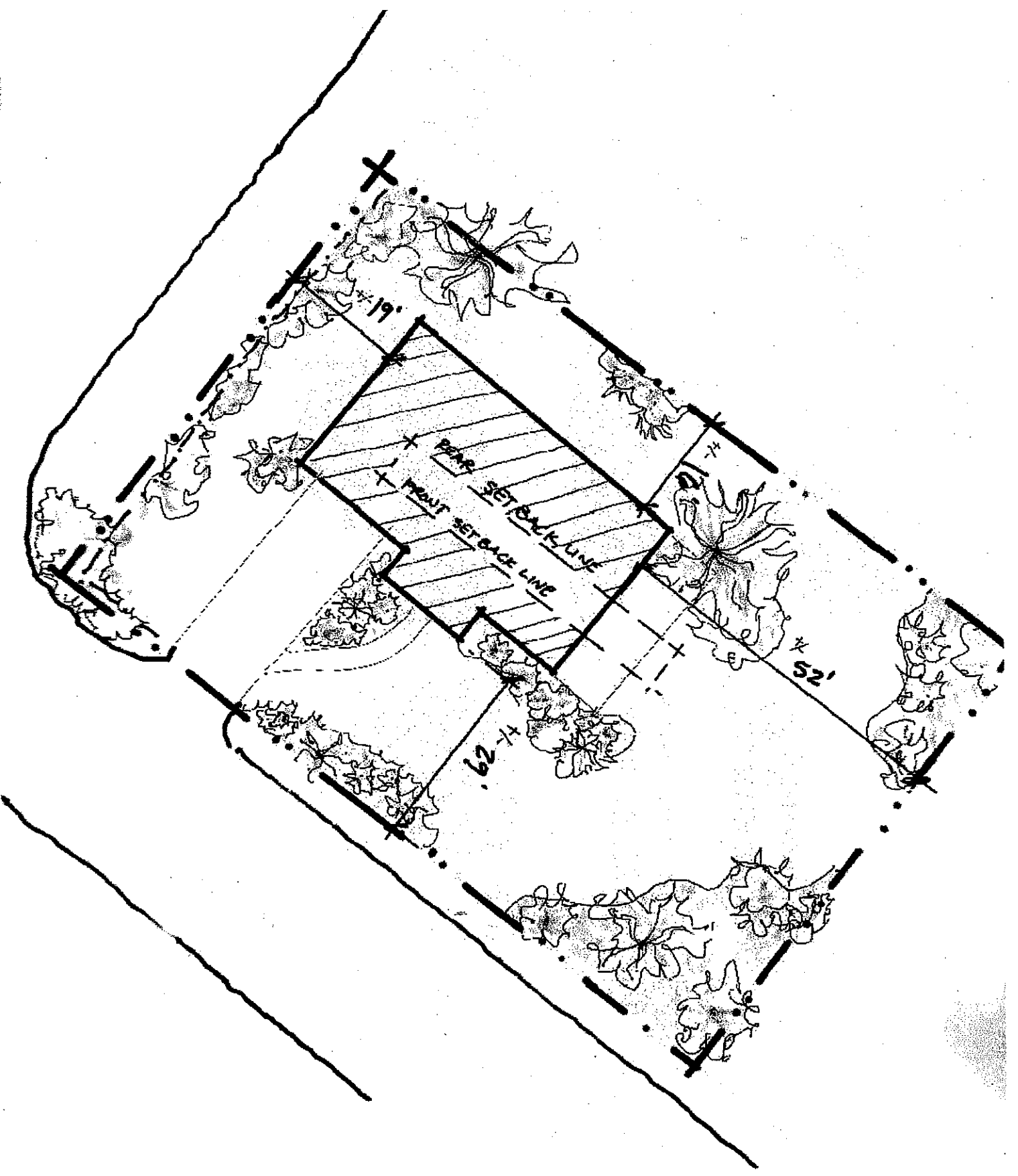
Applicant must provide a current list of all names and addresses of abutting property owners.

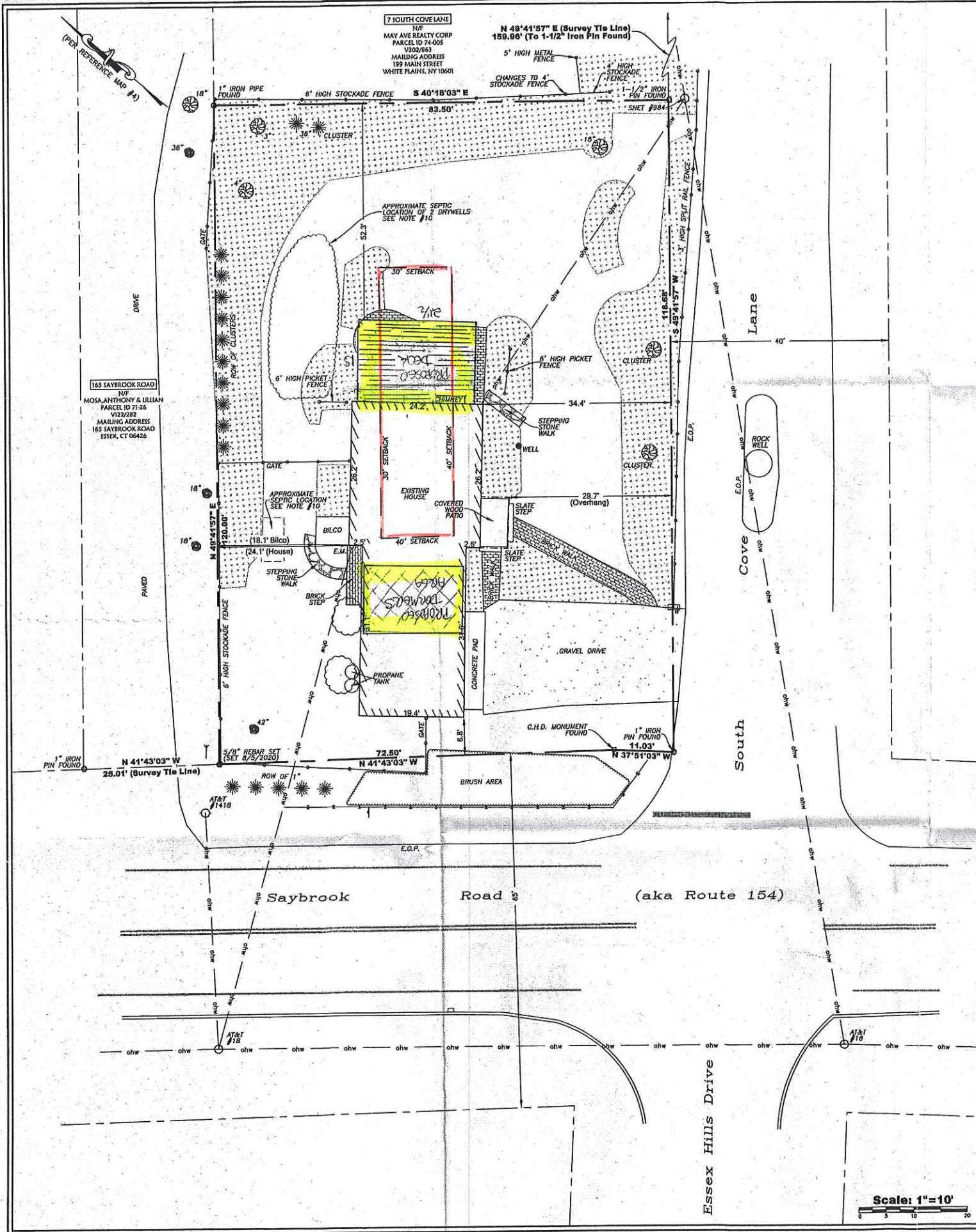
NAME	ADDRESS	TOWN	ZIP CODE
Ron Cozzolino	161 Saybrook Rd	Essex	06426
Anthony Mosa	165 Saybrook Rd	Essex	06426

Both of the above neighbors are aware of my planned renovations and are in ~~favor~~ of work.
FAVOR

May Ave Realty 7 South Cove Ln Essex 06426
This is a Rental property - I do not know the owner. It is currently listed for sale.

SITE LAYOUT PLAN

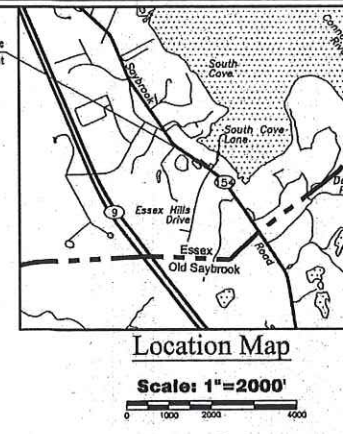




RU - Zoning Requirements Table

SECTION	Description	Zoning Requirements	Existing	Proposed
61B	Minimum Lot Area	80,000.00 Sq. Ft.	9,937.89 Sq. Ft.	9,937.89 Sq. Ft.
61B	Minimum Lot Frontage At Street Line	150'	191.18'	191.18'
61B	Minimum Setback From Street Line (South Cove Lane)	40'	29.7' (Overhang)	-
61B	Minimum Setback From Street Line (Saybrook Road)	40'	6.6' (Bulkhead)	-
61B	Minimum Setback (H) From Property Line	30'	18.1' (Bulk)	-
61B	Minimum Setback (E) From Property Line	30'	52.3' (Overhang)	-
61B	Maximum Building Coverage	15%	13.4% (1335 Sq. Ft.)	-

(Maximum Building Coverage Includes: House, Overhang, Chimney & Bilco)



Legend

SYMBOL	DESCRIPTION
●	PROPERTY CORNER
○	IP / REBAR
□	MON / MERESTONE
○	BENCH MARK
○	UTILITY POLE
○	UTILITY POLE W/ LIGHT
○	GUY WIRE
○	GAS VALVE
○	WATER VALVE
○	FIRE HYDRANT
○	CATCH BASIN
○	MANHOLE
○	SIGN
○	MALBOX
○	LIGHT POLE
○	YARD LIGHT
○	WOOD POST
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	SHRUB
○	STUMP
○	HEDGE
○	STONEWALL
○	TREELINE
○	FENCE LINE
○	OVERHEAD WIRES
○	WATER LINE
○	GAS LINE
○	PROPERTY LINE
○	PROPERTY LINE OTHER
○	SETBACK LINE
○	ROAD PAINTMARKS
○	METAL GUIDE RAIL
○	SPOT ELEVATION
○	PLANTED AREA
○	GRAVEL AREA
○	NOW GR. FORMERLY
○	ELEV / EL
○	E.I.M.
○	(TYP)
○	E.O.P.
○	B.C.L.C.

Notes

- THIS SURVEY PLAN HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF THE LAND SURVEYORS, INC. ON SEPTEMBER 26, 1988.
 - TYPE OF SURVEY ZONING LOCATION SURVEY
 - WITH RESPECT TO THE PERIMETER OF THE PROPERTY THE BOUNDARY DETERMINATION IS BASED UPON A RESURVEY OF REFERENCE MAP #3.
 - THIS SURVEY CONFORMS TO THE STANDARDS AND THE ACCURACY OF CLASS: A-2 HORIZONTAL ACCURACY.
 - BEARINGS AS DEPICTED ARE BASED UPON REFERENCE MAP #5.
 - THE INTENT OF THIS MAP IS TO DEPICT THE EXISTING CONDITIONS OF THE PROPERTY AND THEIR RELATIONSHIP TO THE ZONING REQUIREMENTS OF THE TOWN OF ESSEX.
- BOUNDARY LINES OF ADJOINING PROPERTIES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND ARE NOT TO BE CONSTRUED AS BEING ACCURATELY LOCATED OR DEPICTED.
- THE WORD "CERTIFY" AS USED IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR. IT IS A DECLARATORY STATEMENT, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF AS SUCH IT CONSTITUTES NEITHER GUARANTEE NOR WARRANTY, EXPRESSED OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON. NO CERTIFICATION IS EXPRESSED OR IMPLIED ON ANY ORIGINAL OR ANY DUPLICATE OF THIS MAP UNLESS IT BEARS AN ORIGINAL STAMP OR SEAL AND ORIGINAL SIGNATURE OF THE INDIVIDUAL WHOSE REGISTRATION NUMBER APPEARS HEREON.
- THIS MAP IS THE PROPERTY OF GESICK & ASSOCIATES P.C. AND HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER OF THIS PROJECT OR PROPERTY. IT IS NOT TO BE DUPLICATED OR USED IN PART OR WHOLE FOR ANY OTHER PURPOSE, PROJECT, LOCATION, OR OWNER WITHOUT THE EXPRESS WRITTEN CONSENT OF GESICK & ASSOCIATES P.C.
- BASE MAPPING PREPARED BY GESICK & ASSOCIATES P.C. FROM A 8/9/2020 FIELD SURVEY.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND LIMITED FIELD MEASUREMENTS. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GESICK & ASSOCIATES, P.C. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
- TREES SHOWN ON THIS MAP WERE FIELD LOCATED BUT ARE NOT SHOWN TO SCALE.
- UNLESS OTHERWISE NOTED, BUILDING OFFSETS ARE TO BUILDING SIDING ABOVE THE FOUNDATION.
- PARCEL IS SUBJECT TO A RIGHT OF WAY IN, THROUGH, OVER AND UPON A STRIP OF LAND 20 FEET IN WIDTH RUNNING EASTERLY FROM SOUTH COVE LANE TO THE WATERS OF SOUTH COVE, PER VOLUME 329 PAGE 968 OF THE TOWN OF ESSEX LAND RECORDS.
- SEPTIC INFORMATION PROVIDED BY THE TOWN OF ESSEX HEALTH DEPARTMENT.

Subject Parcel Information

OWNER: THERESA ANN ALLEGRUCCI
 PARCEL ADDRESS: 3 SOUTH COVE LANE, ESSEX, CONNECTICUT 06426
 MAILING ADDRESS: 3 SOUTH COVE LANE, ESSEX, CONNECTICUT 06426
 PARCEL ID: MAP 74 LOT 004
 DEED: VOLUME 329 PAGE 968
 LAND USE ZONE: RU
 AREA: 9937.89 SQ. FT. ± OR 0.23 ACRES ±
 FLOOD ZONE: ZONE X PER FIRM MAP COMMUNITY PANEL #09007C03340 DATED AUGUST 28, 2008

Reference Maps

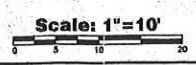
- "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF ESSEX MIDDLESEX TURNPIKE FROM THE OLD SAYBROOK TOWN LINE NORTHERLY ABOUT 3900 FEET ROUTE NO. 10, PREPARED BY THE CONNECTICUT STATE HIGHWAY DEPARTMENT DATED AUGUST 30, 1929 SCALE 1"=40' DRAWING 844 SHEETS 1 & 2 OF 2
- "MAP OF PROPERTY OF HARRY GLASS SOUTH COVE LANE, ESSEX, CONN. PREPARED BY BENJAMIN H. CHALKER DATED OCTOBER, 1947 SCALE 1"=30' (TOWN CLERK MAP #155-E)
- "MAP OF PROPERTY OF HARRY GLASS SOUTH COVE LANE, ESSEX, CONN. PREPARED BY BENJAMIN H. CHALKER DATED OCTOBER, 1947 SCALE 1"=30' (TOWN CLERK MAP #160-B)
- "MAP OF PROPERTY OF HARRY GLASS SOUTH COVE LANE, ESSEX, CONN. PREPARED BY BENJAMIN H. CHALKER DATED OCTOBER, 1947 SCALE 1"=30' (TOWN CLERK MAP #169-B)
- "SUBDIVISION PLAN OF LAND OF AND TO BE CONVEYED TO SIDNEY & CONSTANCE T. HEDDITCH ESSEX, CONN. PREPARED BY FREDERICK R. RASCHLEY DATED SEPTEMBER 27, 1968 SCALE 1"=40' (TOWN CLERK MAP #154-2E)

GESICK & ASSOCIATES, P.C.
 SURVEYORS | MAPPERS | PLANNERS
 19 CEDAR ISLAND AVE.
 CLINTON, CONNECTICUT 06413
 OFFICE: 860-669-7799 FAX: 860-669-6833
 www.gesicksurveyors.com

Zoning Location Survey
 of
 3 South Cove Lane
 Essex, Connecticut
 Prepared for
Theresa Ann Allegrucci

Revisions

Date: August 10, 2020
 Drawing: 20-115a
 Drawn: P.H.
 Sheet: **1 OF 1**



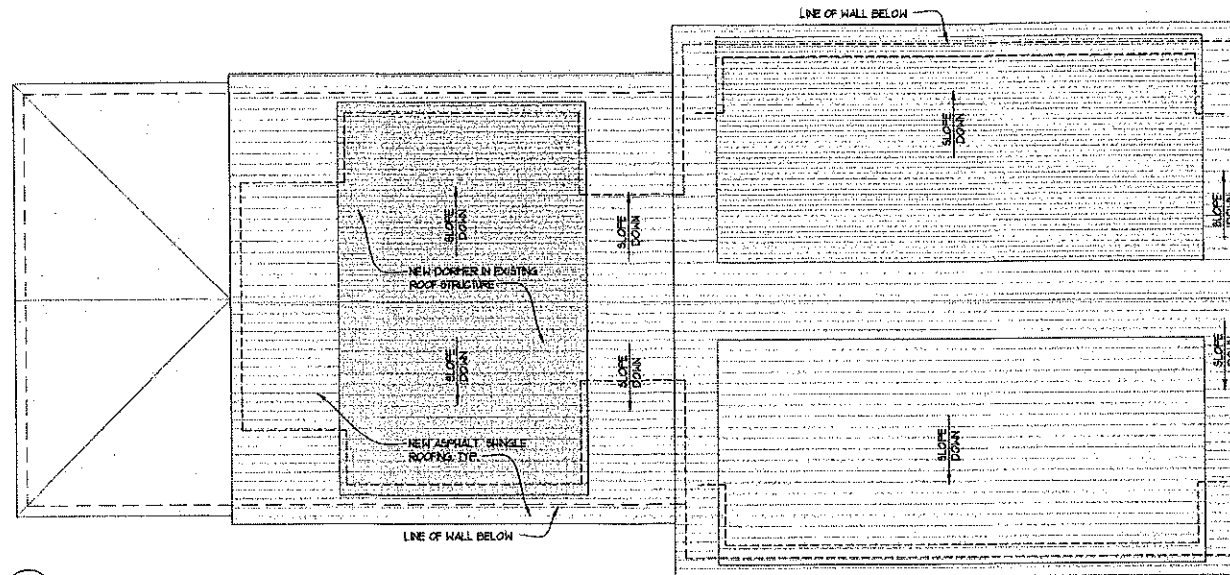
ALLEGRUCCI
RESIDENCE

3 South Cove
Essex, CT 06426

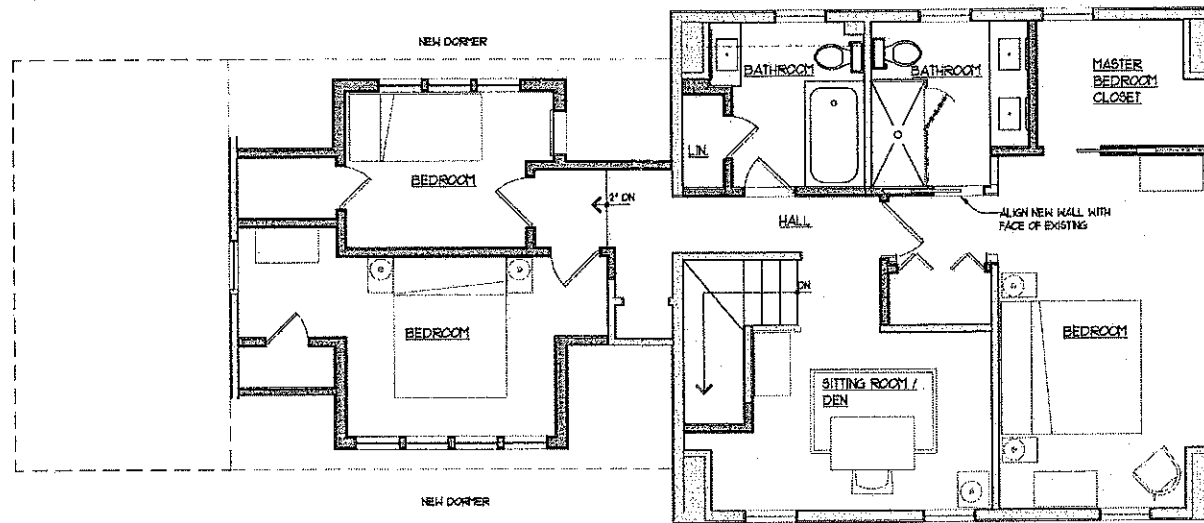


PROCTOR ARCHITECTS, LLC

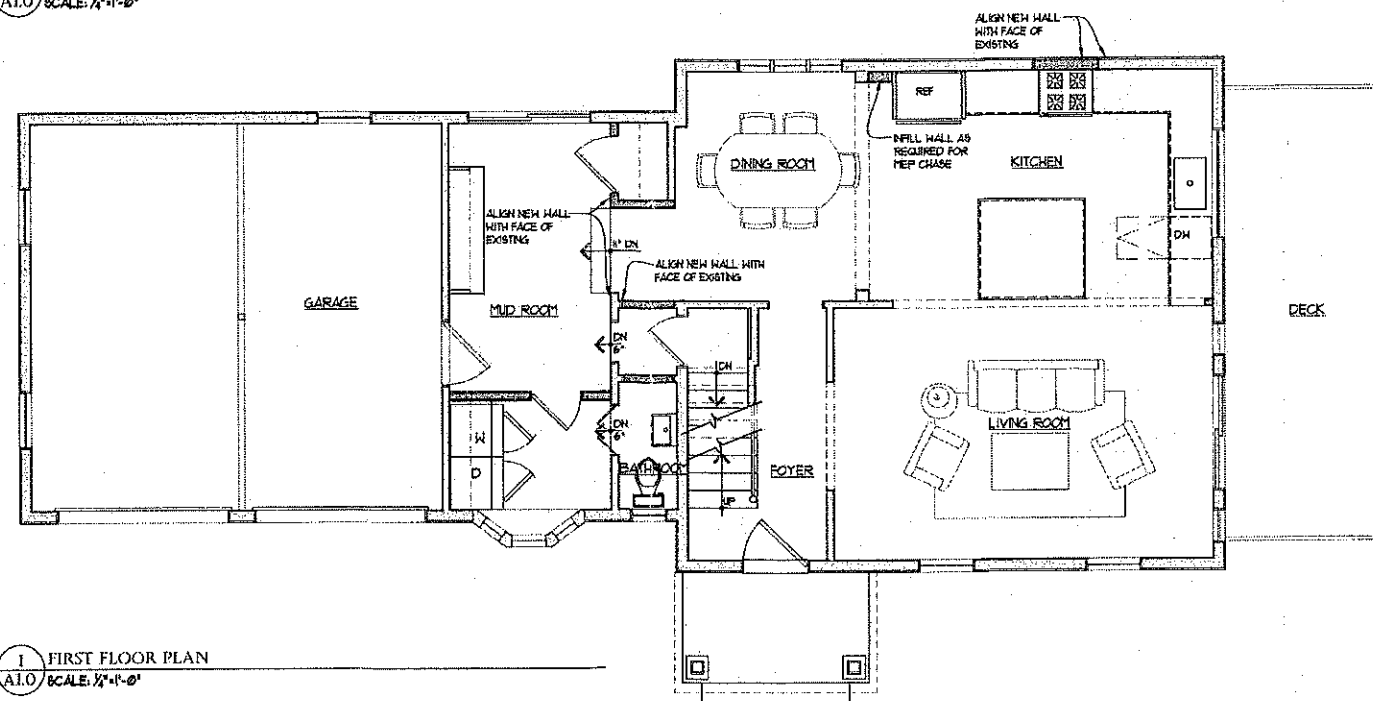
28 Main Street Suite 4
Essex, CT 06426
Tel: 860.161.1671



3 ROOF PLAN
A1.0 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN
A1.0 SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
A1.0 SCALE: 1/4" = 1'-0"

REVISIONS

NO.	DATE	REVISION
1	01/11/12	304 Approval

NOT FOR CONSTRUCTION

DRAWING NAME
ROOF PLAN

SCALE AS NOTED
DRAWN BY HCP
FILE 303edLaneDD&st

DRAWING NUMBER
A1.0

ALLEGRUCCI
RESIDENCE

3 South Cove
Essex, CT 06426



PROCTOR ARCHITECTS, LLC

28 Main Street Suite 4
Essex, CT 06426
Tel: 860.161.0161

AREA / REVISION

NO.	DATE	REVISION
1	02/28/18	30A Application

1 02/28/18 30A Application

1 02/28/18 30A Application

1 02/28/18 30A Application

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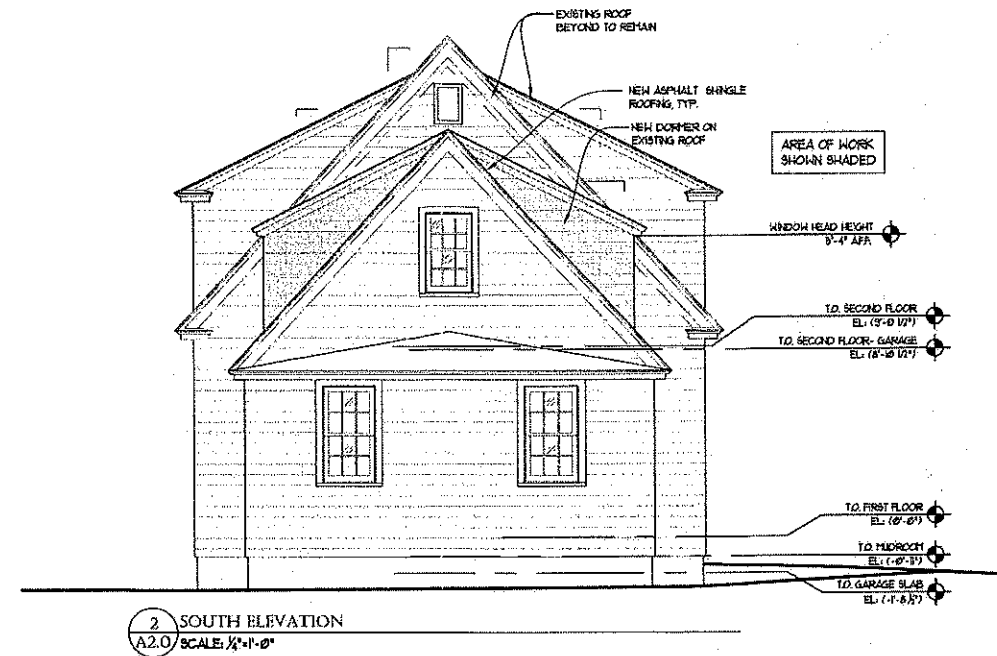
1 02/28/18 30A Application

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NOT FOR CONSTRUCTION



2 SOUTH ELEVATION
A2.0 SCALE: 1/4"=1'-0"



1 EAST ELEVATION
A2.0 SCALE: 1/4"=1'-0"

DRAWING NAME
FLOOR PLANS

SCALE	DRAWN BY
A8 NOTED	HCP
FILE	
5Coveplans	

DRAWING NUMBER
A2.0

ALLEGRUCCI
RESIDENCE

3 South Cove
Essex, CT 06426

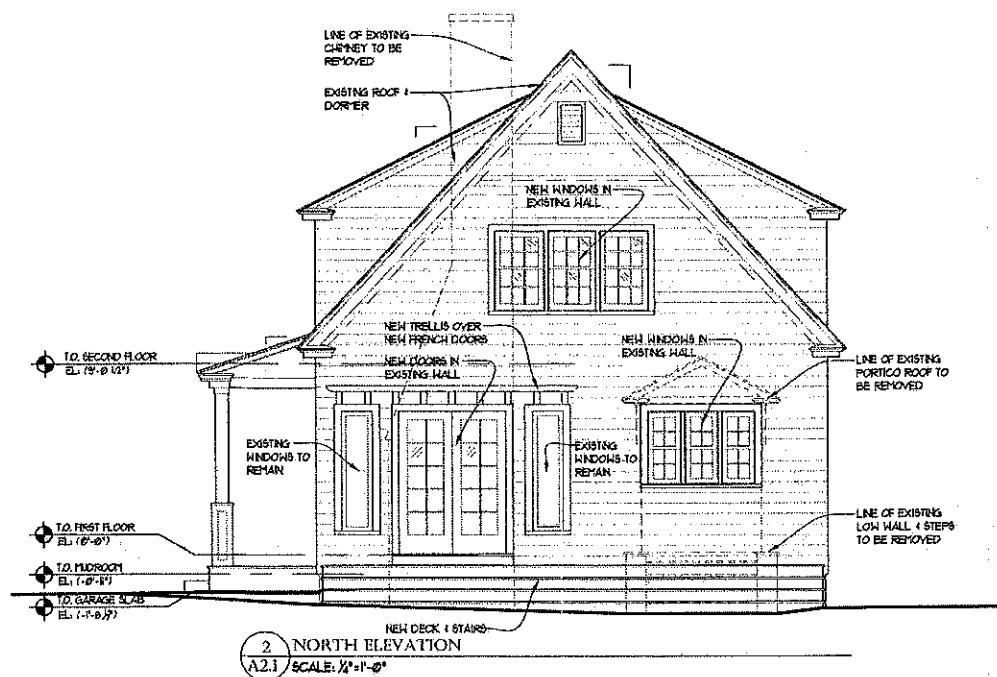


PROCTOR ARCHITECTS, LLC

28 Main Street Suite 4
Essex, CT 06426
Tel: 860.161.0761

NO.	DATE	REVISION
1	05/14/16	ISSUE FOR PERMITS

NOT FOR CONSTRUCTION



DRAWING NAME
FLOOR PLANS

SCALE AS NOTED
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FILE SCoveptans

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