

RECEIVED  
AUG 21 2020

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

BY: KFB

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 remove an existing house and build a new 1 bedroom house in accordance with the attached site plan

STREET ADDRESS OF PROPERTY 33 Gates Road

ASSESSOR'S MAP 69 LOT 020 LOT SIZE 0.18-Ac DISTRICT RU

APPLICANT Stephen A. Hare PHONE 860-391-2666

APPLICANT'S AGENT (if any) Robert L. Doane, Jr., P.E., L.S.  
Doane Engineering PHONE 860-767-0138

ENGINEER, SURVEYOR/ARCHITECT Robert L. Doane, Jr., P.E., L.S.  
Doane Engineering PHONE 860-767-0138

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

✓ # 2073

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

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

APPLICANT (please print)       Stephen A. Hare        
ADDRESS       33 Gates Road      Essex      CT      06426        
      Street                    Town            State            Zip              
Telephone \_\_\_\_\_  
                    home                    work                    860-391-2666            cell            

OWNER OF PROPERTY       Stephen A. Hare        
ADDRESS       33 Gates Road      Essex      CT      06426        
      Street                    Town            State            Zip              
Telephone \_\_\_\_\_  
                    home                    work                    860-391-2666            cell            

Deed Reference: Book       0316       Page       0482      

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

      40B.1, 40C, 40D, 40E, 40I.1, 50C.1, 50C.2, 50D & 61B requested front yard setback of 0.5' and 6.0',  
      where 40' is required.      

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

      The triangular shaped 8,012 sf lot has no buildable area that complies with the required setbacks.  
      The 170+/- year old existing house was constructed approximately 3.5 ft over the property line. The new  
      house will be located entirely on the property, which cannot conform with setback requirements.

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.


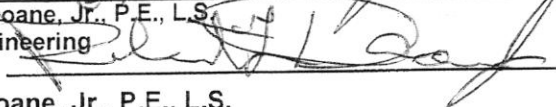
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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   
Agent for Applicant: Robert L. Doane, Jr., P.E., L.S.  
Doane Engineering  
Signature of property owner   
Agent for Owner: Robert L. Doane, Jr., P.E., L.S.  
Doane Engineering

Date: 8/21/20  
Date: 8/21/20



Cronan and Shields, LLC  
20 Water Street  
Guilford, CT 06437

SPECIAL WARRANTY DEED

KNOW YE, THAT, FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION organized and existing under the laws of the United States of America acting herein by BENDETT & MCHUGH, PC, its duly appointed attorney in fact, hereinafter referred to as Grantor, for the consideration of ONE HUNDRED SEVEN THOUSAND AND 00/100 (\$107,000.00) DOLLARS received to its full satisfaction of STEPHEN A. HARE, hereinafter referred to as Grantee, does hereby grant, bargain, sell and confirm unto the said Grantee, all such right, title interest, claim and demand which the said Grantor now has in and to all that certain real property known as 33 Gates Road, in the Town of Essex, County of Middlesex and State of Connecticut as further described on Schedule A attached hereto

THE ABOVE PREMISES ARE ALSO CONVEYED SUBJECT TO:

1. Any and all provisions of any municipal ordinance or regulation, any federal, state, or local law, including but not limited to, the provisions of any zoning, building, planning, or inland wetland rules and regulations governing the subject property.
2. Taxes to the Town of Essex on the Grand List of October 1, 2015, second half not yet due and payable, which become due and payable after the date of the delivery of this deed, which the Grantee herein agrees to assume and pay as part of the consideration herein.
3. Easements, restrictions, and rights of way, as of record appear in the Essex Land Records.

To have and to hold, the above granted and bargained premises with the appurtenances thereof unto the said grantees, and the survivor of them, their heirs and assigns to their proper use and behoof. And also, the said Grantor does hereby covenant with the said grantees, and to the survivor of them, their heirs and assigns, that it, acting by its duly authorized officer as aforesaid, has the full power and authority, to grant and convey the above described premises in manner aforesaid, and for itself and its successors and assigns does further covenant to warrant and defend the same to the said grantees, or the survivor of them, their heirs and assigns, against the claims and demands whomsoever claiming by, from or under it, for the period of the Grantor's ownership, except as is above written.

16102641



Schedule A

A triangular piece or parcel of land with all improvements thereon located on the southwesterly side of Middlesex Turnpike in the Town of Essex, County of Middlesex and State of Connecticut, more particularly bounded and described as follows:

NORTHEASTERLY: By Middlesex Turnpike, a/k/a Route 154

SOUTHWESTERLY: By Gates Road: and

NORTHERLY: By land now or formerly of Charles M. Schoch and Anna H. Schoch.

Being the same premises described in Volume 31 at Page 533, EXCEPTING THEREFROM the premises described in Volume 37 at Page 113 and the premises described in Volume 68 at Page 415, all of the Essex Land Records.

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

RECEIVED FOR RECORD  
*10/19/2016* at *9:03*  
*[Signature]*  
ESSEX, CT TOWN CLERK *AM*