

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

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

SPECIAL EXCEPTION	_____	<u>VARIANCE</u> / 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:

Add front Add rear sun room 17'-4" x 12'-4", Convert kitchen bay/nook to bathroom. Requiring 11' side setback and coverage of 13,3%

STREET ADDRESS OF PROPERTY 68 North Main Street

ASSESSOR'S MAP 27 LOT 27 LOT SIZE 0.25ac DISTRICT VR

APPLICANT John A Ravenna PHONE 914 659 0288

APPLICANT'S AGENT (if any) Across The Board LLC, Derek L. Huckel PHONE 860 301 7942

ENGINEER, SURVEYOR/ARCHITECT Richard W. Grates Lic # 8162 PHONE 860 767 0779

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

Date received by office 3/26/21 Application fee - \$40 + State fee - \$60 = \$100

Variance Application # 21-16
Appeal of a Decision by ZEO _____
Certificate of Location _____

APPLICANT (please print) Derek L Huckel - Across The Board LLC
ADDRESS 24 Middlesex Ave Chester CT 06412
Street Town State Zip
Telephone _____
home work cell 860 301 7942

OWNER OF PROPERTY John A. Ravenna
ADDRESS 68 North Main St Essex CT 06426
Street Town State Zip
Telephone _____
home work cell 914 659 0288

Deed Reference: Book 336 Page 349

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 50 D, (40 D, 40E, 60B)

State the hardship on which the variance(s) are based. The hardship MUST be based on physical constraints of the land only.
Due to the existing non conformity of the lot the only "buildable" area is not practical or realistic. The house was built prior to zoning.

Have previous applications been made for this property? Yes

Previous application #s and dates March 1998 - kitchen nook granted #98-1
May 1994 - rear deck granted #94-8

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 *Debra L. Abund*

Date: Mar. 23, 2021

Signature of property owner *John R...*

Date: 3/22/2021