

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

RECEIVED  
NOV 24 2020

BY: \_\_\_\_\_

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

SPECIAL EXCEPTION	_____	VARIANCE/ 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:

Replace current structure (shed)  
with new structure (2 car garage)  
(SEE ATTACHED Description of Proposed Project)

STREET ADDRESS OF PROPERTY

29 Main Street, Essex, CT 06426

ASSESSOR'S MAP

47

LOT

59

LOT SIZE

DISTRICT

APPLICANT

Paul J. Johns

29 Main Street, Essex, CT 06426

PHONE

(860) 830-2859

APPLICANT'S AGENT (if any)

n/a

PHONE

ENGINEER/SURVEYOR/ARCHITECT

Fred Gunther

PHONE

860-526-2530

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

✓ #2660

Date received by office \_\_\_\_\_

Application fee - \$40 + State fee - \$60 = \$100

Variance  
Appeal of a Decision by ZEO  
Certificate of Location

X  
\_\_\_\_\_  
\_\_\_\_\_

Application # 20-25

**APPLICANT** (please print) Paul J. Johns  
**ADDRESS** 29 Main Street Essex CT 06426  
Street Town State Zip  
Telephone \_\_\_\_\_  
home work cell (860) 830-2859

**OWNER OF PROPERTY** Paul J. Johns  
**ADDRESS** 29 Main Street Essex CT 06426  
Street Town State Zip  
Telephone \_\_\_\_\_  
home work cell (860) 830-2859

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 40C 40D 70B

**State the hardship on which the variance(s) are based. The hardship MUST be based on physical constraints of the land only.**  
Seeking permission/Approval to build a 2 car garage that will put the building coverage over the allowed maximum by just 2%.

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.

n/a

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

n/a

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 (1 copy)
- d. Copy of ZEO's order (if applicable)
- e. K-7 Certificate (if applicable) No public hearing required.

Signature of applicant

*Paul J. [Signature]*

Date:

11/20/20

Signature of property owner

*Paul J. [Signature]*

Date:

11/20/20



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

**NAME**

**ADDRESS**

**TOWN**

**ZIP CODE**

SEE  
attached



**Brief Description of Project:**

I would like to replace an existing structure (shed) that is located on the back north-west corner of my property with a new structure (2 car garage). The intent is to have the garage built in the same location as the currently existing shed but extend the dimensions of the new building further into my property.

The size of the current shed is 10 x 14 feet. (140 SQ FT)

The minimum suggested size for a 2 car garage is 20 x 20 feet. (400 SQ FT)

As I still need the storage that the current shed provides me, my intent is to size the garage to accommodate the 2 cars and still be able to use it for storage.

Ideally, I would like to size the garage to be 20 x 28 feet (560 SQ FT) – which is only 20 SQ FT larger than if I were to keep my shed and build the minimum sized 2 car garage of 20 x 20 feet.

The garage I plan to have built is a simple one-story garage similar to what is pictured below, but instead of placing the entry door to the storage area in the front of the structure next to the 2 garage doors (as shown in the picture) I will move it to the southern facing side of the building (i.e. the side that faces the back of my house).



