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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	___ <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:

We propose to build a 10'-3" x 15' addition onto existing shed.

STREET ADDRESS OF PROPERTY 51 Comstock

ASSESSOR'S MAP 57 LOT 45 LOT SIZE 21,570 sqft DISTRICT VR

APPLICANT AJ Shea Construction

PHONE 860-767-2969

APPLICANT'S AGENT (if any) Joseph Shea

PHONE 860-388-7997

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

✓ # 39810

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

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

Application # 20-26

APPLICANT (please print) AJ Shea Construction
ADDRESS 192 Westbrook Road Essex CT 06426
Street Town State Zip
Telephone _____
home work cell

OWNER OF PROPERTY Edward B. Potter & Lynn B. Cochrane
ADDRESS 51 Comstock Ave Ivoryton CT 06442
Street Town State Zip
Telephone _____
home work cell

Deed Reference: Book 112 Page 532

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? No

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

Variance(s) requested of the zoning regulations 40D, 40E, 40I.1, 50D, 60B

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

Existing shed is on narrow property. The rear portion of proposed shed addition is within rear setback regulations. The connecting portion of proposed addition

is in side setback.

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:

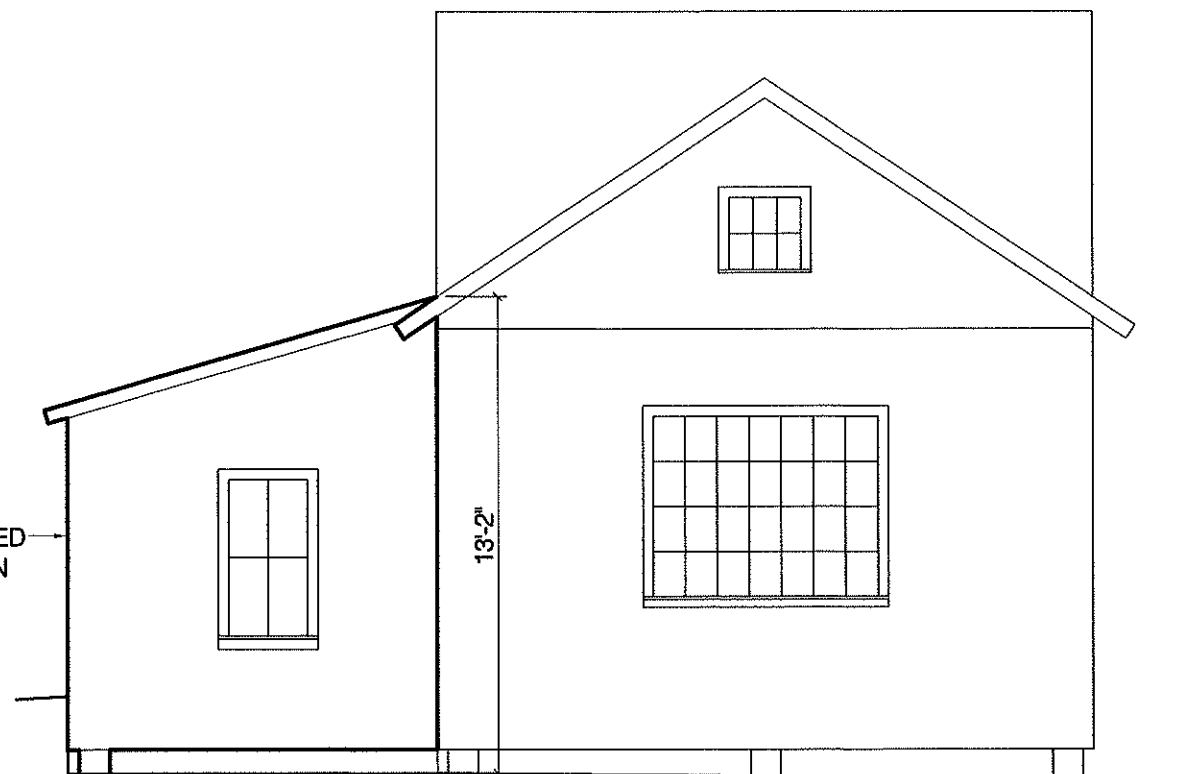
- a. Fee of \$40, plus \$60 State Fee...payable to the Town of Essex
- b. 15 copies of the application, site plan (with setback lines) and sketch of the proposal.
- c. Copy of property deed
- d. Copy of ZEO's order (if applicable)
- e. K-7 Certificate (if applicable) No public hearing required.

Signature of applicant [Signature] Date: 11/18/20

Signature of property owner [Signature] Date: 11/18/20



EAST ELEVATION



NORTH ELEVATION

