

TOWN OF ESSEX
LAND USE APPLICATION
 PART ONE

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

SPECIAL EXCEPTION	<u> X </u>	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 OR RESUBDIVISION	_____	SPECIAL FLOOD HAZARD AREA PERMIT	_____

PROJECT DESCRIPTION:

The existing residential lot houses a 3 bedroom home, garage, shed, pool and barn. The proposed project will include the construction of a 2 bedroom, 957 sf guest house on the rear lawn of the primary home. The proposed guest house will be located over 200' from the wooded edge of Falls River Cove on the southern edge of the property. The proposed site improvements will not be visible from North Cove or the main channel of the CT River.

PROJECT NAME: Hajjar

STREET ADDRESS OF PROPERTY 51 RIVER RD ESSEX, CT 06426

ASSESSOR'S MAP 12 LOT 017 LOT SIZE 3.84 Ac DISTRICT RU

APPLICANT Angus McDonald Gary Sharpe and Assoc.

 245 Boston Post Rd. Old Saybrook CT PHONE 860-388-4671

APPLICANT'S AGENT (if any) Same

PHONE _____

ENGINEER.SURVEYOR/ARCHITECT Same

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.

ANGUS MCDONALD/GARY SHARPE
& ASSOCIATES, INC.

TRANSMITTAL SHEET

TO: Carey Duques
Land Use Official / Wetlands
Enforcement Officer
Essex Town Hall, 3rd flr
29 West Avenue
Essex, CT 06426

FROM: Fern Tremblay

RECEIVED
SEP 29 2023

BY:

COMPANY: Essex Zoning Department

DATE: 9-29-23

FAX NUMBER:

TOTAL NO. OF PAGES INCLUDING COVER:

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

1-860-388-4671

RE: Special Exception Permit

YOUR REFERENCE NUMBER:

URGENT FOR REVIEW FOR YOUR USE PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Hello Carey,

I have included with this transmittal the application for a special exception permit and supporting materials for the construction of a guest house at the Hajjar home located at 51 River Road.

Included:
Application and Attachments (x 15 Copies)
Application Fee + DEEP Fee (\$195)

Thank you; please don't hesitate to contact me with any questions.
Fernand Tremblay P.E.
Angus McDonald / Gary Sharpe and Assoc.
233 Boston Post Rd Old Saybrook, CT 06475
Work: 1-860-388-4671 ext. 22



TOWN OF ESSEX
Planning and
Zoning Commission
 29 West Avenue
 Essex, CT 06426
 860-767-4340 x 115 Fax: 860-767-8509
www.essexct.gov

Fees: \$135.00 + \$60.00 (DEP)
 Make check payable to the Town of Essex

✓ # 23993

RECEIVED
 SEP 29 2023

Application for Special Exception
PART TWO

BY:

Owner(s) of Property : DAVID P & KATHERINE A HAJJAR

Address): 51 RIVER RD ESSEX, CT 06426

Phone No.: 917-734-0016 Email: dphajjar@gmail.com

The Commission is authorized to grant a Special Exception for the use and/or improvement herein proposed by the provisions of Section 101. J of the Essex Zoning Regulations.

Accompanying this application form is:

- A) A complete and comprehensive statement describing the proposed changes in use and/or improvements for which the amendment is requested;
- B) A complete legal description of the premises involved, identifying boundaries by metes and bounds or by courses and distances;
- C) A list of names and addresses, with Tax Map and Tax Lot Numbers of owners of all land abutting, and directly across the street from the land to which this application relates and;
- D) A Site Development Plan prepared or approved by a registered professional engineer or surveyor showing all information required to determine the compliance with the Zoning Regulations including lot area, distances of improvements from lot lines, area coverage, and building height.

I/We, the undersigned, certify that all the information on this application, including all accompanying documents, is correct as of the date below, and conforms with Town's zoning regulations. I/ We certify that I/ We am/are the owner(s) of the premises described above and are aware of and understand the above referenced zoning regulation(s).

FOR OFFICIAL USE ONLY:
 Application No. 23-10
 Date received by ZEO: 9-29-23

Signed: David P. Hajjar
 Property owner
 Dated: 9/26/23

Appendix A

Application Checklist for Special Exception

This checklist is to be completed by the applicant(s) and submitted to the Commission along with a completed application for Special Exception. Information should also appear on the site development plan and within the support documents as appropriate. No section may be left incomplete. Where no area in the "waiver" category is provided for check-off, submission of information is always mandatory.

Waiver(s) may be granted by the Commission pursuant to Section 120C.8. for the furnishing of item(s) of information in which the Commission finds that such item(s) are not relevant to the proper disposition of an application. Such waiver(s) are limited to the furnishing of said information and do not include a request for delay in time to submit necessary items.

Nothing in this section shall prohibit an applicant(s) from requesting a waiver(s) in advance of submitting an application for Special Exception to the Commission.

This checklist shall be complete when signed and dated by the applicant(s) where such signatures and date shall be entered no later than the actual date of the submission of said application.

SECTION No.	DESCRIPTION	PROVIDED			WAIVER REQUEST
		YES	NO	N/A	
120A.1	Owner	X			
120A.2	Purchaser Owner's written consent			X	
120A.3	Lessee Owner's written consent			X	
120B	Application Documents- 15 copies	X			
120C.1	Description of Premises	X			
120C.2	List of Neighboring Owners	X			
120C.3	Statement of Use	X			
120C.4	Site Development Plan	X			
120C.4.a	Owner / Applicant Name	X			
120C.4.b	Plan Data	X			
120C.4.c	Roadways	X			
120C.4.d	Survey Monuments	X			
120C.4.e	Municipal / District Boundaries	X			
120C.4.f	Easements / R-O-W / etc.	X			
120C.4.g	Wetlands and Watercourses	X			
120C.4.h	Total Premise Area Use	X			
120C.4.i	Building / Lot Coverage	X			
120C.4.j	Location / Setback Data	X			
120C.4.k	Building / Structure Dimension Signs and Lighting	X			
120C.4.l	Roadways and Parking	X			
120C.4.m	Infrastructure Data	X			
120C.4.n	Access / Soil / etc.	X			
120C.4.o	Water Supply / Septic Systems	X			
120C.4.p	Land Contours / Topography (1 foot intervals)	X			
120C.4.q	Wetlands / Watercourses	X			
120C.4.r	Soils Classifications	X			
120C.4.s	Grading / Filling Limits / Erosion and Sediment Control	X			
120C.4.t	Special Flood Hazard Area	X			
120C.4.u	Floor Area / Parking Calculations / Parking Spaces per section .110	X			
120C.5	Sanitation Letter & Data (see note below)	Submitted to Health Department			
120C.6	Multiple Dwelling Projects	X			
120C.7	Non-Commercial Timber Cutting			X	
120C.8	Waiver Requests (written)			X	
120D	Maps, Drawings, Certification	X			
101	Gateway Conservation District	X			
102	Coastal Management District	X			
103	Flood Plain District		X		
104	Water Resource District		X		
	Application submitted to town Director of Health or Town Sanitarian for review	Submitted to Health Department			

NOTE: A SIGN IS REQUIRED TO BE POSTED ON THE PREMISES RE: SECTION 120F. STANDARDS OF THE ZONING REGULATIONS AS FOLLOWS:

120F. PUBLIC HEARING. The Commission shall hold a public hearing on each application for a special exception. A copy of such application shall be filed in the office of the Town Clerk for public inspection at least ten (10) days before such hearing. Notice of the time and place of such hearing shall be published in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the Town, at least twice, at intervals of not less than two (2) days, the first not more than fifteen (15) days, nor less than ten (10) days, and the last not less than two (2) days before the hearing. Such notice shall fairly and sufficiently apprise those who may be interested in the proceeding of the nature and character of the matter proposed in order that intelligent preparation for the hearing may be made. Such hearing shall commence within sixty-five (65) days after the receipt of the application. The hearing shall be completed within thirty-five (35) days after it commences. The commission shall render a decision on all applications within sixty-five (65) days after completion of such hearing. The petitioner or applicant may consent to one or more extensions of any period specified in this section, provided the total extensions all such periods shall not be longer than sixty-five (65) days, or may withdraw such petition or application.

Not less than fifteen days prior to the commencement of the public hearing, the applicant shall post a notice of the hearing on the property involved. Said notice shall be in the form of a freestanding sign, facing each adjacent public street, placed no more than thirty feet (30') from the public right-of-way and shall be clearly legible from the public street. **Said sign shall be produced of weather resistant material, shall be legibly lettered with a minimum letter size of two inches (2"). The sign shall not be greater than twelve square feet (12 sq. ft.).**

The sign shall contain the following text:

"Application pending on this property before the Planning and Zoning Commission for Special Exception approval for which a public hearing is being held:

Time:

Date:

Place: Town Hall, 29 West Avenue, Essex, CT 06426

For more information, call (860)767-4340 (or as said number is changed from time to time).

Said sign shall not be removed until after the public hearing has concluded. (August 1, 2007)

Note: If no required sanitary letter and data accompanies this application, a complete application shall be submitted to the Town Director of Health or the Town Sanitarian for review no later than the date of this completed application is received by the Commission. A letter from the Town Director of Health of the Town Sanitarian, along with a complete application, shall be filed in the office of the Town Clerk at least ten (10) days prior to the scheduled public hearing.

This checklist is a guide to assist the applicant(s). It does not relieve the applicant from the responsibility of being familiar with the Town of Essex Zoning Regulations and submitting a complete application.

Where the submission of information for a particular Special Exception application does not apply, the response in the 'provided' column may be checked off as "no" and such information shall not be required.

Signature of Property Owner

David P. Hajjar

Date:

9/26/23

Statement of Use

Property of David and Katherine Hajjar – 51 River Road, Essex CT

The subject property is located at 51 River Road in the Rural Residential Zoning District. The property is set back from River Road and currently has site improvements including a 3 bedroom home, garage, sheds, pool and barn. The property is bounded to the south by Falls River Cove, a part of North Cove which is an inlet of the Connecticut River. The property lies within the Connecticut River Gateway Conservation District and Coastal Management District.

The proposed project will include the construction of a detached, 2 bedroom, 957 sf guest house on the rear lawn of the primary home, along with an associated septic system to serve the new structure.

The existing home has a gross floor area of 4,480 sf (per town of Essex Vision Appraisal). The addition of the proposed guest home will bring the total floor area for the site to 5,437 sf, which will require a Special Exception from the Essex Zoning Department per section 101.J of the Essex Zoning Regulations.

The proposed guest house will be located over 200' from the wooded edge of Falls River Cove on the southern edge of the property. The proposed site improvements will not be visible from North Cove or the main channel of the CT River.

Property 51 RIVER RD

Google Directions Zoom

View Details

Google Maps Link
Property Record Card
Town of Essex
Tax Assessor Map

Property
Address 51 RIVER RD
ID 12-017

Ownership
Name HAJJAR DAVID P & KATHERINE A
Address 51 RIVER RD ESSEX, CT 06426

Valuation
Total \$1,193,700
Land \$867,800
Last Sale \$2,020,000 on 2016-11-18
Book/Page 317/0084

Land
Zone RU

Abutters (6)

Distance (ft) 60 Find Clear Results Download Results

- 47 RIVER RD RICE MICHAEL TRUSTEE 10 16
- 49 RIVER RD EMCH SALLY B 12 17-1
- 57 RIVER RD MALLOY CATHERINE L 12 16
- 59 RIVER RD WEINSTEIN HOWARD LEWIS & ETHERIDG. 12 16-1
- 59A RIVER RD WHIDDEN THOMAS A 12 15-2
- 61 RIVER RD WINIKUR JONATHAN F & BETH ANDREA 12 15-1A

ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Zip Code
12-016	57 RIVER RD	MALLOY CATHERINE L	57 RIVER RD	ESSEX	CT	06426
12-015-1A	61 RIVER RD	WINIKUR JONATHAN F & BETH ANDREA	61 RIVER RD	ESSEX	CT	06426
12-015-02	59A RIVER RD	WHIDDEN THOMAS A	63 RIVER RD	ESSEX	CT	06426
12-017-01	49 RIVER RD	EMCH SALLY B	49 RIVER RD	ESSEX	CT	06426
10-016	47 RIVER RD	RICE MICHAEL TRUSTEE	47 RIVER RD	ESSEX	CT	06426
12-016-01	59 RIVER RD	WEINSTEIN HOWARD LEWIS & ETHERIDGE TERRI LYNN TRUSTEES	59 RIVER RD	ESSEX	CT	06426











