

Revised

File Copy ZBA #22-02

RECEIVED
FEB 18 2022

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

BY:

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

SPECIAL EXCEPTION	<input checked="" type="checkbox"/>	VARIANCE/ APPEAL	<input checked="" type="checkbox"/>
SITE PLAN REVIEW	<input type="checkbox"/>	APPROVAL OF LOCATION	<input type="checkbox"/>
INLAND WETLANDS PERMIT	<input type="checkbox"/>	REGULATION TEXT AMENDMENT	<input type="checkbox"/>
INLAND WETLANDS PERMIT - AGENT APPROVAL	<input type="checkbox"/>	ZONE CHANGE	<input type="checkbox"/>
	<input type="checkbox"/>	COASTAL SITE PLAN REVIEW	<input type="checkbox"/>
WETLAND PERMIT TRANSFER	<input type="checkbox"/>	MODIFICATION OF PRIOR APPROVAL	<input type="checkbox"/>
SUBDIVISION / RESUBDIVISION	<input type="checkbox"/>	SPECIAL FLOOD HAZARD AREA PERMIT	<input type="checkbox"/>

PROJECT DESCRIPTION:

Demolish existing single family ~~house~~ residence and replace with a new single family residence that is more code complying

STREET ADDRESS OF PROPERTY 11 Clark Lane

ASSESSOR'S MAP 17 LOT 12 LOT SIZE 1.45 Acres DISTRICT RU

APPLICANT Douglas & Sharon Chan PHONE 516 776 8238

APPLICANT'S AGENT (if any) Brooke Girty 10 Pettipaug Ave Old Saybrook
brookegirtydesign@yahoo.com PHONE 860 391-3158

ENGINEER, SURVEYOR/ARCHITECT Thomas A. Stevens & Associates
141 Durham Rd P.O. box 568 PHONE 203 245 0149
Madison CT civil911@gmail.com

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

RECEIVED
Application
Part Two
FEB 18 2022

✓ #1453

Date received by office _____ Application fee - \$50 + State fee - \$60 = \$110

Variance BY: _____
Appeal of a Decision by ZEO _____
Certificate of Location _____

Application # 22-02

APPLICANT (please print) H Clark Lane Brooke Girty
ADDRESS 10 Pettipaug Ave Old Saybrook CT 06475
Street Town State Zip
Telephone _____
home work cell 860 391-3158

OWNER OF PROPERTY Douglas & Sharon Chan
ADDRESS 131 West 35th St Unit 6 NY NY 10001
Street Town State Zip
Telephone _____
home work cell 860 516 776 8230

Deed Reference: Book 346 Page 0725

Current use of the property single family 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
Section 3 C. setback, height variance also needed 39.79' where 35' is allowed.
40C, 40D, 40E, 101E, 40J, 61B, 101D.

State the hardship on which the variance(s) are based. The hardship MUST be based on physical constraints of the land only.
We propose to reduce a preexisting nonconformity

Have previous applications been made for this property? no

Previous application #s and dates N/A

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 \$110.00 – Town Fee \$50 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 Brooke Dilly Date: 2/18/22

Signature of property owner [Signature] Date: 2/1/22

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

NAME	ADDRESS	TOWN	ZIP CODE
Thomas Crawford	13 Clark Lane	Essex	06426
Essex Land Trust	Foxboro Rd	Essex	06426
William & Susan Sangster	33 Bridge St	Old Saybrook	06475
Joyce Amato	31 Maple Ave	Essex	06426
Michael & Christina Pace	25 Maple Ave	Essex	06426
Robert Marston	23A Maple Ave	Essex	06426
Paul Angelini	15 Clark Lane	Essex	06426
Peter & Sarah Tibbets	3 Clark Lane	Essex	06426
Victor & Barbara Hatcher	5 Clark Lane	Po box 461	Essex CT 0642
Jeanne Vigen	9 Clark Lane	Essex	06426