

Town of Essex
Zoning Board of Appeals

RECEIVED
AUG 26 2022

29 West Avenue, Essex, CT 06426

Variance Application

42321

Date received by office py. Application fee - \$50 + State fee - \$60 = \$110 Pd. ✓

Application # 22-08 Hearing Date _____

Premises: Street Address 51 COMSTOCK AVE IVORYTON

Assessor's Map # 57 Lot # 45 Lot Area .50 ac

Zoning District VR Deed Reference: Book 112 Page 532

Owner of Property LYNN COCHRANE

Address 51 COMSTOCK AVE IVORYTON CT 06442
Street Town State Zip

Telephone 860-227-2573 Email: lbcochrane@SNET.NET
home work

Applicant (if not owner) AT SHEA CONSTRUCTION

Address 192 WESTBROOK ROAD CT 06426
Street Town State Zip

Telephone 860-388-7977 Email: JOSEPH.SHEA@ATJSEA.COM
home work

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) SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE BOARD OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

3) SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S AGREEMENT 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.

Signature (Authorized Agent) 

Date August 25, 2022

Current use of the property ☒ Residential ☐ Business ☐ Farm ☐ Other _____

Is any portion of property within 500' of another Town? ☐ Yes ☒ No

Is the property within the Gateway Conservation District? ☐ Yes ☒ No

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

1. Variance(s) requested of the Essex Zoning Regulations

Check those that apply and write in sections that variances are requested

Section No.	Allowed/Required per the regulations	Existing	Requested
-------------	---	----------	-----------

- | | | | |
|------------------------------|---|--|--|
| <input type="checkbox"/> 40C | No buildings within the setbacks | | |
| <input type="checkbox"/> 40D | No improvements except in conformity | | |
| <input type="checkbox"/> 40E | No change in the use of any land or
improvement, in the location of any
improvement, or in the size or shape of
any lot or improvement except in
conformity with the zoning regs. | | |

SOD - EXTENSION OR EXPANSION OF NONCONFORMITY
LOB - BUILDING COVERAGE

(Please attach supplemental sheets if space provided is insufficient)

☐ Yes ☒ No

1a). Is a variance requested of Section 101E Gateway Buffer Area? If yes, the application shall be reviewed by the Essex Inland Wetlands and Watercourses Commission (per Section 140L) and a letter of referral shall be provided by the EIWWC prior to attending the ZBA meeting.

2. Variance is requested to allow (Please describe proposed use, dimensions, height and location of any new construction PLUS any changes to use, size, shape, bulk, footprint, floor area or height of existing structure)

THE EXISTING SHED WILL BE DEMOLISHED. THE PROPOSED
BARN WILL BE USED AS A GARAGE AND WORKSHOP. THE BARN
DIMENSIONS WILL BE 30' X 24' WITH A 5'-11 X 5' ENTRY AND
THE OVERALL HEIGHT WILL BE 30'

(Please attach supplemental sheets if space provided is insufficient)

3. Strict application of Essex Zoning Regulations would result in an unusual hardship because of the following characteristics of the property (Support topological hardship claims with photographs, survey, etc.)

a. THE MINIMUM LOT SIZE FOR VR DISTRICT IS 60,000 sqft.
51 COM STOCK AVE LOT SIZE IS 21,570 sqft.

b.

c.

4. The above hardship is unique to this parcel and not shared by other in the area because:

a. THE LOT WIDTH AND OVERALL SQFT LIMITS THE SIZE OF A PROPER GARAGE/BARN.

b.

c.

5. Described proposed reductions in legal pre-existing nonconformities, if any

a. THE EXISTING LOCATION OF THE GARAGE/SHED IS IN THE SIDE AND REAR SET BACKS MAKING IT NON CONFORMING.

b. THE PROPOSED GARAGE/BARN LOCATION WILL BE MORE CONFORMING.

c.

The requested variance(s) are in harmony with the purpose and intent of Essex Zoning Regulations because:

a.

REMOVING THE EXISTING GARAGE/SHED THAT IS IN THE

b.

SETBACKS AND BUILDING THE NEW GARAGE/BARN OUT OF THE SETBACKS MAKES THE LOT MORE CONFORMING.

c.

Have previous applications been made for this property? ☒ Yes ☐ No

If yes, previous application #s 20-26 Date 12/15/20

Prior variance request: INCREASE COVERAGE TO 11.89% Variance Board Action APPROVED

The following items must be included as part of this application:

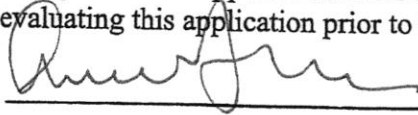
- ☒ a. Fee of \$110.00 – Town Fee \$50 plus \$60 State Fee...payable to the Town of Essex
- ☒ b. 10 copies of the application, site plan (with setback lines) and sketch of the proposal.
- ☒ c. Copy of property deed
- ☐ d. Referral from Health Department
- ☐ e. Referral from Essex IWWC (if applicable)
- ☐ f. Referral from adjacent towns
- ☐ g. Referral from Gateway Conservation Commission

Owner/Applicant Commitments

I (we) certify that the statements hereinabove made and the documents submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to allow Zoning Board of Appeals members access to the property for informal, independent site visits, for the purpose of evaluating this application prior to the Board rendering its decision.

Signature of applicant



Date:

8-25-22

Signature of property owner

Date: