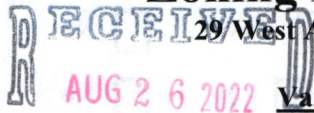


Town of Essex
Zoning Board of Appeals

29 West Avenue, Essex, CT 06426



Variance Application

#283

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

Application # 22-09 Hearing Date _____

Premises: Street Address 3 Andrews Rd

Assessor's Map # 1 Lot # 8 Lot Area 1.7 ac

Zoning District RRR Deed Reference: Book _____ Page _____

Owner of Property Scott Barger

Address 3 Andrews Rd Essex CT 06426
Street Town State Zip

Telephone (917) 755-7318 Email: sebarger@gmail.com
home work

Applicant (if not owner) _____

Address _____
Street Town State Zip

Telephone _____ Email: _____
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) [Signature] Date 8/24/22

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 of shape of any lot or improvement except in conformity with the zoning regs. | | |

101E

(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)

Replace uneven grass area with new installation of an 18' deep x 20' wide bluestone patio dry laid on chip stone with a series of 4' x 1' stepping stones connecting it to the existing concrete walk. Shall reinforce existing fieldstone wall along beachside in place to tie in with the new bluestone patio.

The main purpose of said patio and stepping stones is to provide a level staging area within access to the existing concrete walkway and dock to securely and safely stage items pre and post boarding boats. The patio also creates wonderful space under natural shade from which to relax and enjoy the beauty of the Connecticut River.

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 uneven ground and patchy grass surface are not conducive for staging pre or post boating. Items can roll towards the river or sink into the grass.

b. Our 17 month old daughter and elderly people such as my father who has CMT (a degenerative nerve disease that has left him drop footed) find it difficult to balance on the terrain.

c.

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

a. 3 Andrews Road is a unique parcel where the house is set far above and back from the river at 615' with a narrow strip of land that provides access down to the wider river front area.

b. The narrow strip of property that accesses the river above the 100' river setback doesn't allow ample space for the installation of a patio.

c.

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

a. N/A

b.

c.

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

a. The proposed patio uses natural stone materials dried laid (not mortarted) on a base that provides the maximum runoff absorption.

b. The patio is situated in a way that blends into the existing surroundings making it almost imperceptible from the river and maintains the character of the riverside.

c.

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

If yes, previous application #s 00-04 Date 1/18/00

Prior variance request: Addition/ Reduction in setback Variance Board Action Approved

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

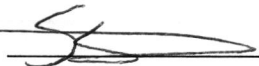
- _____ a. Fee of \$110.00 – Town Fee \$50 plus \$60 State Fee...payable to the Town of Essex
- _____ b. 10 copies of the application, site plan (with setback lines) and sketch of the proposal.
- _____ c. Copy of property deed
- _____ d. Referral from Health Department
- _____ e. Referral from Essex 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.

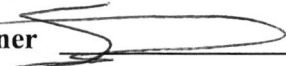
I (we) consent to allow Zoning Board of Appeals members access to the property for informal, independent site visits, for the purpose of evaluating this application prior to the Board rendering its decision.

Signature of applicant



Date: 8/24/22

Signature of property owner



Date: 8/24/22

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

[illegible]

