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Town of Essex
Zoning Board of Appeals
29 West Avenue, Essex, CT 06426

BY:

Variance Application

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

Application # 22-12 Hearing Date October 18, 2022

Premises: Street Address 83 North Main Street

Assessor's Map # 28 Lot # 075 Lot Area 0.39 ac

Zoning District VR Deed Reference: Book 0349 Page 0096

Owner of Property Robert Marley Brown & Kathleen Bragdon-Brown

Address 83 North Main Street, Essex, CT 06426
Street Town State Zip


Telephone 757-503-3946 Email: kjbragdoddn@gmail.com
home work

Applicant (if not owner) Bogaert Construction Co., Inc.

Address 60 Plains Road, Essex, CT 06426
Street Town State Zip

Telephone 860-388-8820 Email: bruce@bogaertconstruction.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 9/23/2022

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 checked="" type="checkbox"/> 40C	No buildings within the setbacks	X	X
<input checked="" type="checkbox"/> 40D	No improvements except in conformity	X	X
<input checked="" 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.	X	X
40I1	Coverage increase from 15.8% to 17.9%		X

(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)

16'x25'6" new first floor, single story, master bedroom and bathroom; and a 4'x13' rear entry porch.

(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 lot size and the configuration of the property make it very difficult to add anything to the existing structure without a variance.

b. The location of the septic system prevents construction to the rear of the house.

c. The house and lot pre-exist the zoning regulations.

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

a. The configuration of the lot and the location of the house, thereon, is unique to this property.

b. The location of the septic system is unique to this property.

c.

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

a. Removing existing 3'x11' front porch

b. Removing the existing shed currently located in the side setback area.

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

a. When the renovations are completed, the property will be more conforming and consistent with the regulations and the neighborhood.

b. _____

c. _____

Have previous applications been made for this property? Yes No

If yes, previous application #s _____ Date _____
Prior variance request: _____ Variance Board Action _____

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: 9/23/2022

Signature of property owner  Date: 9/19/2022