

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		Variance requested
<input checked="" type="checkbox"/> 40D	No improvements except in conformity		Variance requested
<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.		

(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)

There are three variance items being requested. (Please see additional details for all three attached)

1. New permanent 12' x 18' garden shed to replace existing temporary structure

2. New 10 square foot sound deadening enclosure for existing septic system air pump

3. New 24 square foot dormer over garage egress door.

(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. Please see attached details for individual hardship details per element

b.

c.

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

a. Please see attached details for individual hardship details per element

b.

c.

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

a. None

b.

c.

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

a. Please see attached details for individual hardship details per element _____

b. _____

c. _____

Have previous applications been made for this property? Yes No

If yes, previous application #s 18-11 Date May 15, 2018

Prior variance request: Lot coverage and 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: _____

Signature of property owner _____ Date: _____

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

NAME	ADDRESS	TOWN	ZIP CODE
Vernon Jeffery & Robin Robin Desjardins,	57 West Ave,	Essex,	CT 06426
Griffis Andrea E,	9 East 96th St, Apt 3B,	New York,	NY 10128
Kean Cooper D,	10 Parker Terr,	Essex,	CT 06426
Power Cynthia M & Dawes Robert F,	8 Parker Terr,	Essex,	CT 06426
Lund Theodore W & Molly Waite,	53 West Ave,	Essex,	CT 06426
Stone Pit Hill Condo Association,	Stone Pit Hill Rd,	Essex,	CT 06426
McGuire Benjamin M & Janson Joshua R,	5 Parker Terr,	Essex,	CT 06426

6 Parker Terrace - Campbell

Attachments

Zoning Application details (2 pages)

Abutters map (1 page)

Property Deed (3 pages)

Variance Item descriptions and existing conditions photos (5 pages)

Topological map of property with rough placement of variance items (1 page)

Zoning Application Details

Section 3 – Property characteristics

Item 1 – Garden Shed – Setback and lot coverage

There are 2 existing lot characteristics affecting the placement of the proposed shed:

1. The lot is heavily sloped to the rear, angling downhill from NW to SE at a fairly steep slope.
2. Moving the proposed location to the north (the only practical direction, would impinge on the installed septic system leaching field.
 - a. Note that when the septic system was installed there was no other location that would allow it to meet code.

Item 2 – Sound Cover – Setback and Lot coverage

1. When the new septic system was installed during our 2019 renovation there was no other location that was suitable for the pump.
 - a. This is an air system, the pump is external to the tank)
2. The pump system cannot be moved.
 - a. The pump itself is in compliance with building and zoning regulations, however a sound cover attached to the house (the most likely option) would become a structure and in need of the listed variances.

Item 3 – Dormer over door

1. When the house was updated in 2019 the new garage/kitchen were situated in the best possible configuration and position to meet the spirit of the zoning regulations. This placed the garage egress door in the side setback.
2. We have found that when it snows the wind currents cause snow to pile up against the southern garage wall and the door. As this is an egress door it swings outwards. There have been several occasions when this combination of snow and swing has made the door inoperable.

Section 4 – Unique characteristics

All items

1. This is a pre-existing non-conforming lot. Despite a fairly large area (0.27 acres) it has an angled southern border which creates a difficult set back to work within
2. The town right of way at the east edge reduces the actual legal lot size by 1,200 square feet. This means that while the lot appears to be nearly 13,000 square feet it is only 11,700 square feet, reducing our allowed coverage.
 - a. We make this point that VISUALLY our lot and home appear more open and in keeping with the character of the town.

Section 5 – Reductions to legal pre-existing

None

Section 6 – Requested variances are in harmony with the purpose and intent of Essex Zoning

1. Throughout the process of updating our home and grounds we have been consistently careful to ensure that the design and appearance of our additions and improvements remain consistent with the small town New England character of the town.
2. The requested variances are consistent and in keeping with a quiet residential neighborhood
3. The request for additional lot coverage is well within the coverage percentages common in our neighborhood.
 - a. Our existing coverage: 10.7%
 - b. Our proposed coverage: 12.6%
 - c. Abutters are 11.1%, 12.4%, 15.0%, 10.2%, 14.9%, 8.5%
 - d. We were unable to calculate the Stone Hill Condo coverage



Property Information

Property ID 32 11
 Location 6 PARKER TERR
 Owner CAMPBELL KATHERINE C & COLIN D



MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

Town of Essex, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 4/13/2021
 Data updated daily

Print map scale is approximate.
 Critical layout or measurement activities should not be done using this resource.

Variance item descriptions and existing conditions

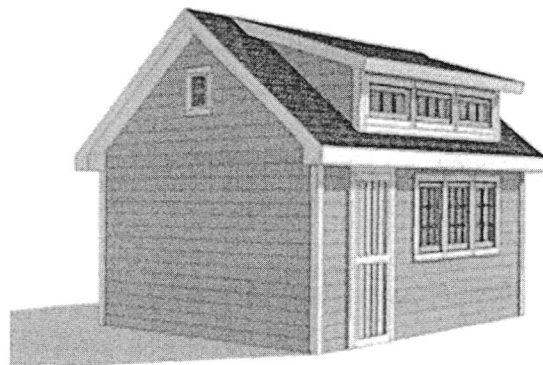
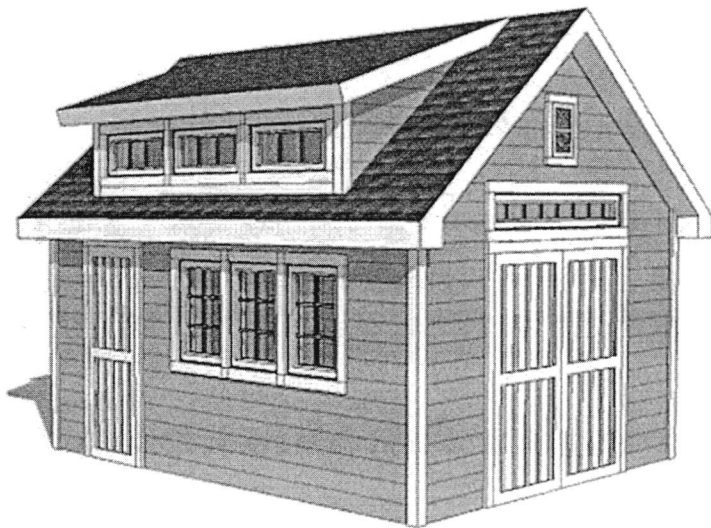
Variance item 1 – New permanent 12' x 18' garden shed to replace existing temporary structure, Setback and lot coverage

Build a new, 12' x 18' garden shed in the rear setback, 5+ feet from rear property line. Shed style has been chosen to fit in with the look of our house and to provide adequate space for the storage of garden, boating, and woodworking materials and tools.

Roof overhang is 10" on the front (east) and right (south) sides, and up to 30" on the left (north) and back (west) sides. On the left side a shed dormer will be attached to provide shelter to stacked firewood, on the rear a similar shed dormer will provide protection to ladders too large to store on the inside.

Expected base is slab on grade to provide rodent protection.

Planned appearance of the garden shed:



Existing conditions at location 1:



Variance item 2 – New 10 square foot sound deadening enclosure for existing septic system air pump
Setback and lot coverage

Build a new sound deadening enclosure around our existing, and fully compliant, septic system air pump. The pump operates on a demand/use basis and therefore may operate at any time, day or night. As this is not conducive to a quiet, neighborly overnight period we will have an enclosure engineered to reduce the sound to the lowest practical level.

We do not have a drawing of the future enclosure at this time as there are several possible variations. It will be in keeping with the look of our house. We have had brief preliminary discussions with the Essex building official on the most practical and effective way to accomplish our sound reduction goal.

Existing conditions at location 2:



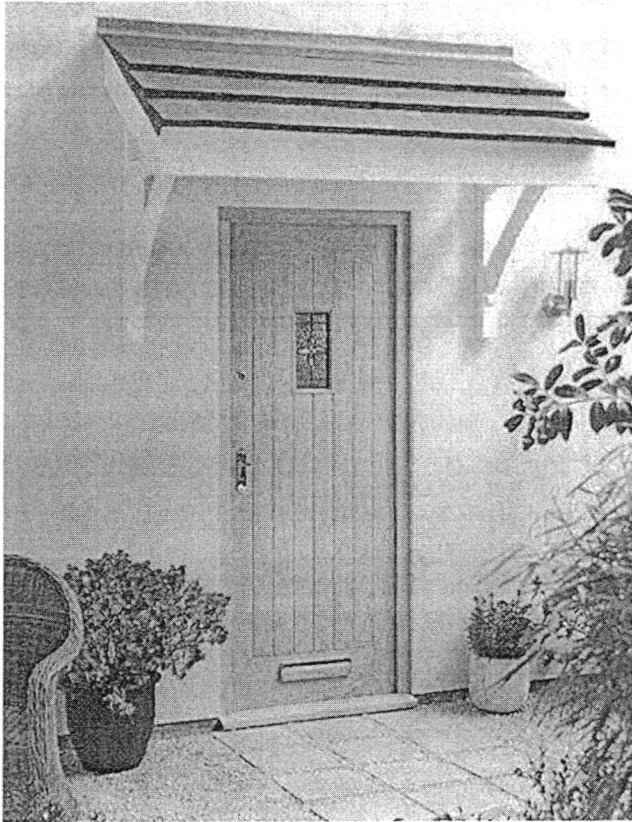
Pump is highlighted in the square, lower center.



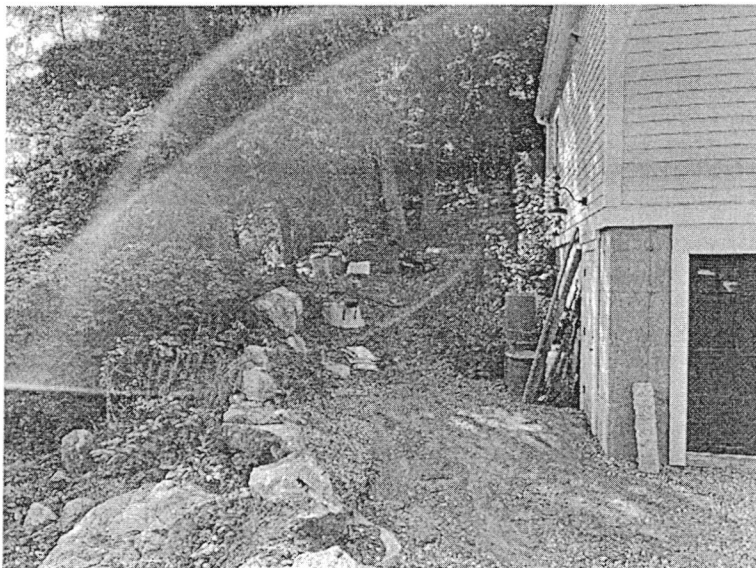
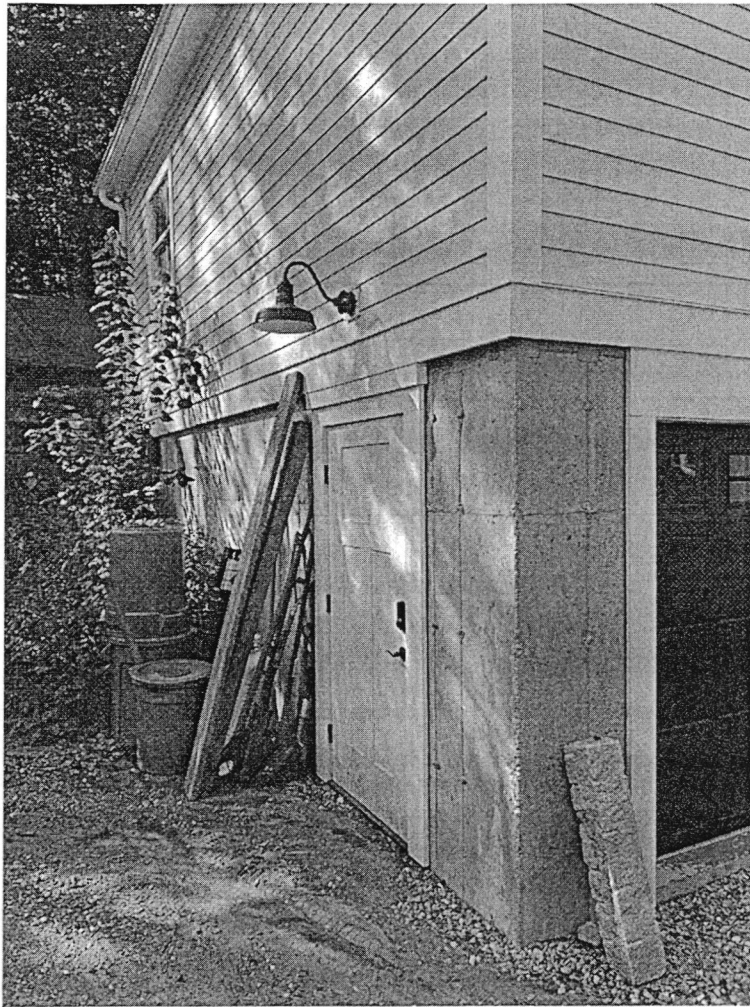
Variance item 3 - New 24 square foot dormer over the side garage egress door.

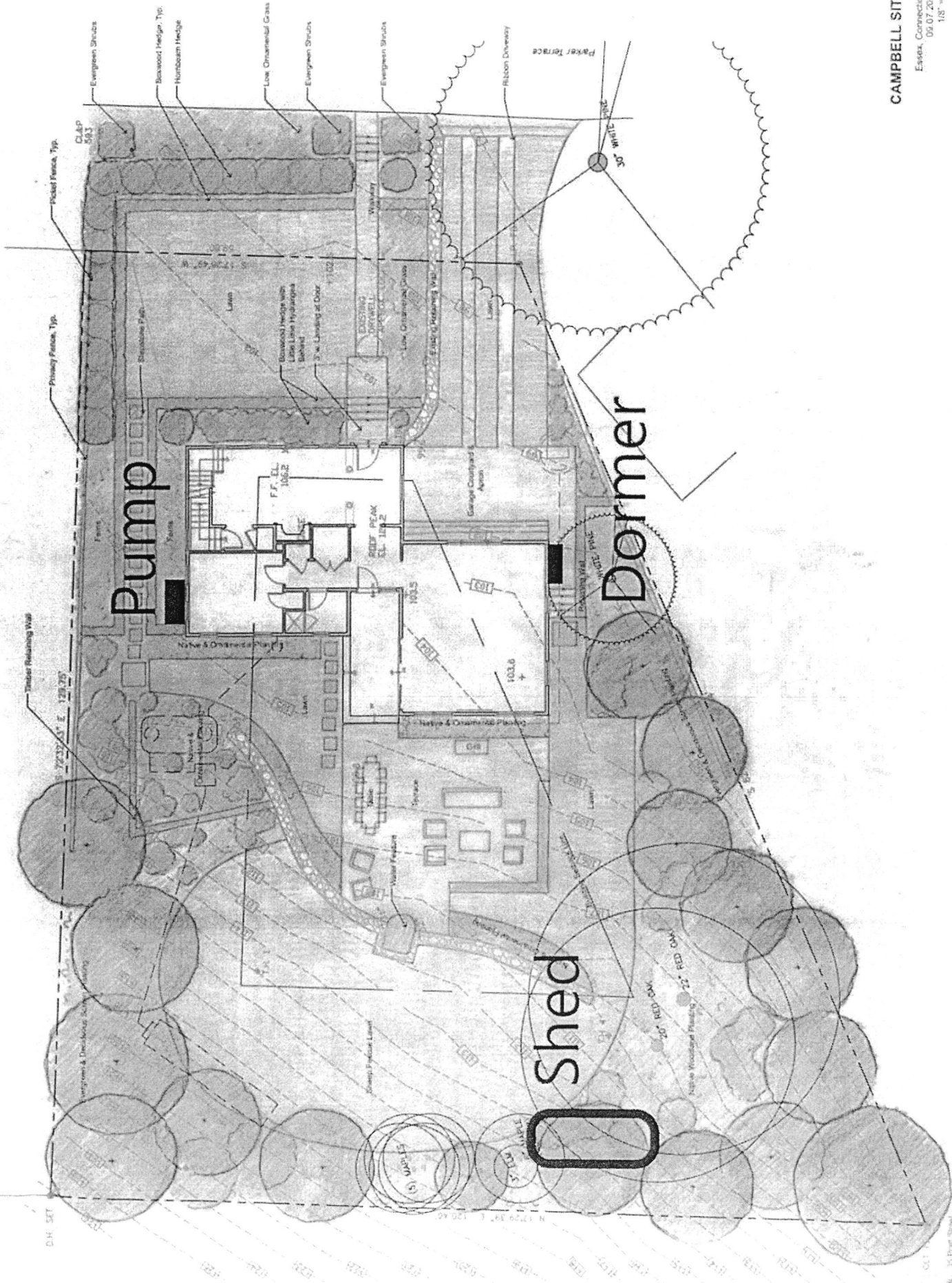
Build a new 3' x 8' shed dormer over the existing garage egress door. Dormer will protect both the door access as well as our trash receptacles that will be located here. We believe this size will protect the door from snowbanks which have rendered the door unusable in recent winters.

Sample image of planned style:



Existing conditions at location 3





CAMPBELL SITE
 Essex, Connecticut
 09.07.2019
 1/8" = 1'



SCHEMATIC DESIGN
 OPTION B

Pump

Dormer

Shed

DATE: 10/15/2019
 DRAWN BY: J. WILSON
 CHECKED BY: J. WILSON
 PROJECT: CAMPBELL SITE
 SHEET: S-101
 SCALE: 1/8" = 1'