

File Copy

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

Variance Application

#2750

Date received by office 11-22-2022 Application fee - \$50 + State fee - \$60 = \$110 Pd.

Application # 22-18 Hearing Date \_\_\_\_\_

Premises: Street Address 11 Mares Hill Road, Ivoryton

Assessor's Map # 80 79 Lot # 80 1-32 Lot Area 5.06 ac

Zoning District RU Deed Reference: Book 338 Page 62

Owner of Property Julie Michaelson

Address 11 Mares Hill Road, Ivoryton, CT 06442  
Street Town State Zip


Telephone \_\_\_\_\_ Email: vernshelby@yahoo.com  
home work

Applicant (if not owner) Anthony Masaro

Address 11 Mares Hill Road, Ivoryton, CT 06442  
Street Town State Zip

Telephone \_\_\_\_\_ Email: vernshelby@yahoo.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 11/22/22

Agent for the Applicant: Robert L. Doane, Jr., P.E., L.S.

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		
<input checked="" type="checkbox"/> 40D	No improvements except in conformity		
<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.		
61B	30 ft rear yard		16.6 ft rear yard

*(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)

Requested to allow a 36' x 24' x 15'.5" high proposed garage placed 16.6' from the rear property line per attached site plan.

*(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. Per attached site plan, the topography of the property limits the buildable area which determined the location of the existing house and driveway and thus, the location of the proposed garage.**

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**b.**

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**c.**

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

**a. The topography of this property and the shape of the lot is unique with the relatively flat buildable area "tucked" in the rear section of the lot.**

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**b.**

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**c.**

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

**a. There are no reductions in pre-existing non-conformities**

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**b.**

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**c.**

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

a. The requested variance facilitates the continued enjoyment of residential property by allowing the storage of maintenance equipment and vehicles in an enclosed structure and out of view from adjoining residential properties.

b. \_\_\_\_\_

c. \_\_\_\_\_

Have previous applications been made for this property?  Yes  No

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

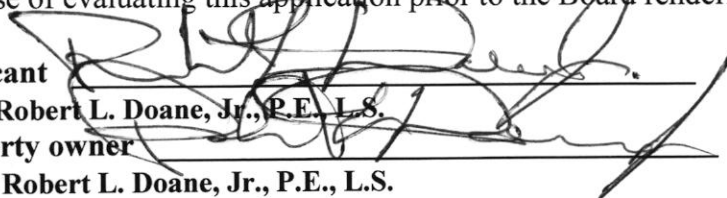
The following items must be included as part of this application:

- X a. Fee of \$110.00 – Town Fee \$50 plus \$60 State Fee...payable to the Town of Essex
- X b. 10 copies of the application, site plan (with setback lines) and sketch of the proposal.
- X c. Copy of property deed
- X d. Referral from Health Department
- N/A e. Referral from Essex IWWC (if applicable)
- N/A f. Referral from adjacent towns
- N/A 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   
 Agent for Applicant: Robert L. Doane, Jr., P.E., L.S.  
 Signature of property owner \_\_\_\_\_  
 Agent for Applicant: Robert L. Doane, Jr., P.E., L.S.

Date: 11/22/22  
 Date: 11/22/22

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

**NAME**

**ADDRESS**

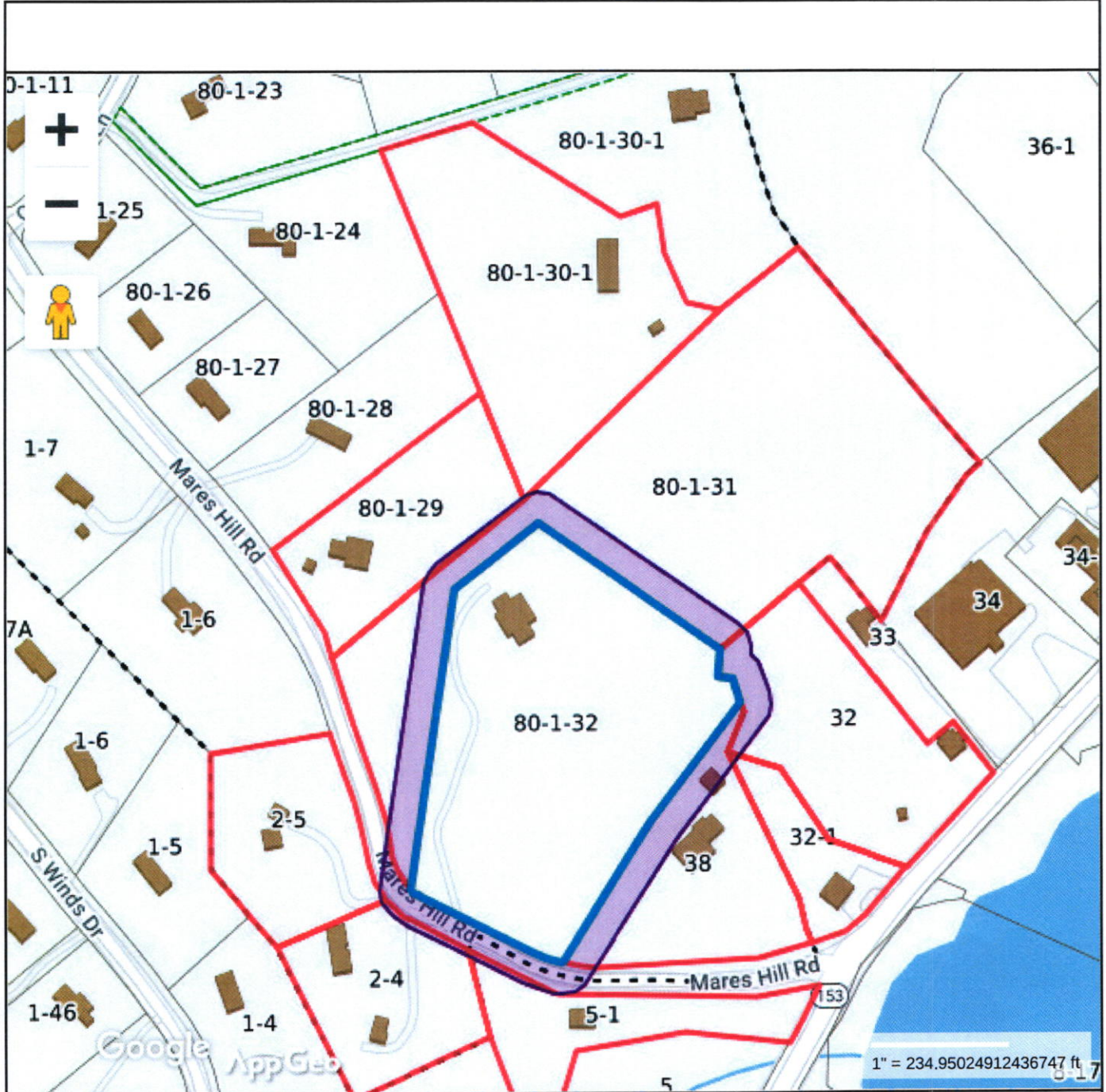
**TOWN**

**ZIP CODE**

**SEE ATTACHED**

**ADJOINERS  
11 MARES HILL ROAD**

<b>ID</b>	<b>Site Address</b>	<b>Owner Name</b>	<b>Owner Address</b>	<b>Town</b>	<b>St</b>	<b>Zip</b>
79-032	200 WESTBROOK RD	SMITH RUSSELL D III & SMITH RUSSELL D JR	200 WESTBROOK RD	ESSEX	CT	06426
79-032-01	204 WESTBROOK RD	204 WESTBROOK ROAD LLC	86 INGHAM HILL RD	ESSEX	CT	06426
80-080-01-30	6A OLD DOBBIN LA	WIEGMAN CHRISTOPHER H & DANA L	6A OLD DOBBIN LA	IVORYTON	CT	06442
79-038	5 MARES HILL RD	CLAFFEY ROBERT E & CONNOR JO ANNE	PO BOX 157	ESSEX	CT	06426
79-080-01-31	21 MARES HILL RD	GROVER VIRGINIA L	123 MAIN ST	CENTERBROOK	CT	06409
91-002-05	24 MARES HILL RD	PAMPEL AUGUST F JR	PO BOX 182	ESSEX	CT	06426
91-005-01	12 MARES HILL RD	CENTRELLA MICHAEL & MCCARTHY THOMAS L	967 WOLF HILL RD	CHESHIRE	CT	06410
91-002-04	18 MARES HILL RD	HUTCHINSON RACHEL TR	18 MARES HILL RD	IVORYTON	CT	06442
80-080-01-29	27 MARES HILL RD	FOWLER DAVID A & LYNN M (JT)	27 MARES HILL RD	ESSEX	CT	06426



**Property Information**

Property ID 79 80-1-32  
 Location 11 MARES HILL RD  
 Owner MICHAELSON JULIE

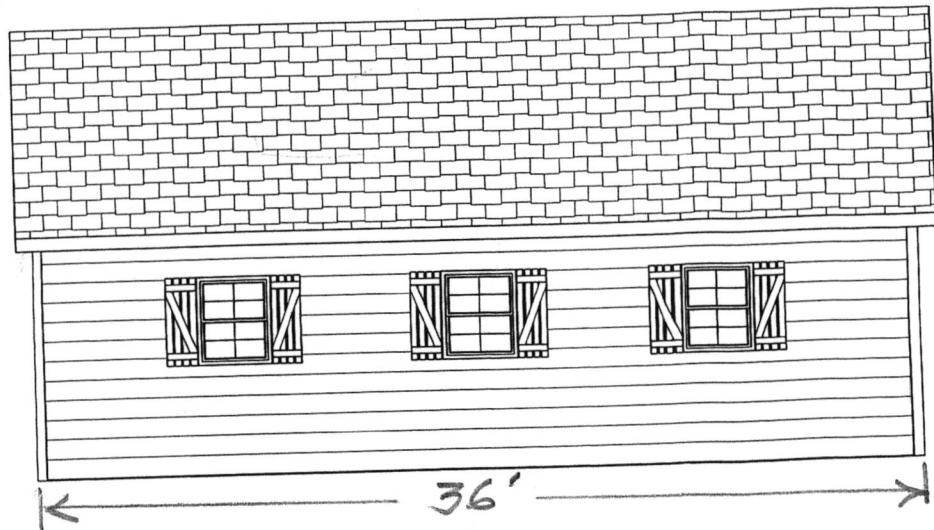
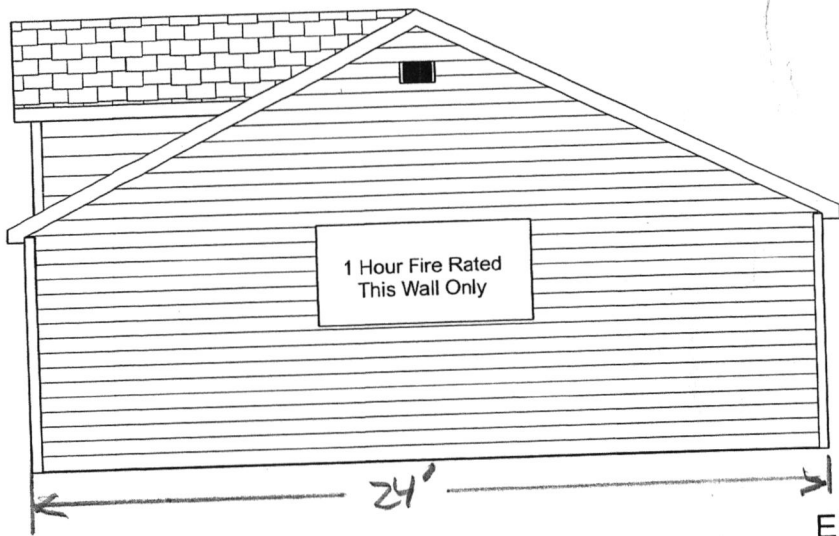


**MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT**

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.



Elevations

24' x 36'

<b>Construction Notes:</b> Snow Load: 30 psf Wind Load: 115 mph Weathering: Severe Termites: Moderate to Heavy Decay: Slight to Moderate Flood Hazard: see Local Flood Map	Job No: [Redacted] Fr: [Redacted]	District: [Redacted]	<b>Date:</b> May 10, 2021
			<b>Revisions:</b> 1



Delivered 12-16-11  
CK# 2737  
\$35

### B100a - Plan Review Application

- Fees:**
- Building Conversion/Change in Use \$85.00
  - Addition/Renovation \$ 60.00
  - Accessory Structure \$ 35.00
  - Lot Line Change \$ 35.00
  - Preliminary Septic Review for New Construction \$ 110.00
  - Subdivision/Preliminary Septic Review \$ 60.00
  - Sewage Disposal Preservation \$ 35.00 (describe below)

Street Location **11 Mares Hill Road**

Map **79**

Lot **1-32**

Property Owner Name **Julie Michaelson**

Phone

Mailing Address **11 Mares Hill Road, Ivoryton Ct**

Email

Applicant Name **Robert L. Doane Jr., P.E., L.S.**

Phone **860-767-0138**

Mailing Address **P.O. Box 113, Centerbrook, Ct 06409**

Email **bdoane@doaneengineering.com**

License # (if applicable) **11463**

License Exp. Date

- Building Conversion or Change the Use**
  - Change Use of an Existing Building from \_\_\_\_\_ to \_\_\_\_\_
  - Increase the number of employees from \_\_\_\_\_ to \_\_\_\_\_
  - Winterize a seasonal building \_\_\_\_\_

- Build an Addition or Renovate an existing building. This addition or renovation will:**
  - proposed addition will be (describe): \_\_\_\_\_
  - Increase heated/habitable space in the existing structure by \_\_\_\_\_ sq.ft.
  - Convert Use within an Existing Building from \_\_\_\_\_ to \_\_\_\_\_
  - Increase the number of bedrooms from \_\_\_\_\_ to \_\_\_\_\_
  - Increase lot coverage by \_\_\_\_\_ sq.ft.

- Construct or Increase the size of an accessory structure:** Per CT PHC Sec. 19-13-B100a, accessory structures are non-habitable structures which are NOT served by a water supply and the use is incidental to residential or non-residential buildings
  - Garage **864** sq. ft.
  - Shed/Gazebo \_\_\_\_\_ sq. ft.
  - Barn \_\_\_\_\_ sq. ft.
  - Open Deck/Porch \_\_\_\_\_ sq. ft.
  - Three-season/Sun Room \_\_\_\_\_ sq. ft.
  - Other accessory building type: \_\_\_\_\_ & \_\_\_\_\_ sq. ft.
  - In-ground pool
  - Above-ground pool

- Preliminary Review of Septic System**
  - Existing lot with septic system
  - Existing Lot (Vacant Land)
- Modify Lot line** (property survey must be submitted)
  - Create subdivision with \_\_\_\_\_ (#) of lots.

**Sewage Disposal Preservation Area:** (Irrigation lines, walls or cuts downgradient of the leaching system, or other projects which change the soil hydraulics)

Provide a brief description of the project **We are proposing to construct an 864 sf. detached garage.**

**Applicant Must Provide the following information with this application:** (check attached documents)

- Site plan layout showing the property lines, all existing structures, proposed addition/modification, size and location of the existing septic system (tank & leach fields) and well or public water line. **Only septic tank cleaning record and approx. location of tank on file with the town of Essex**
- Existing septic layout (As-Built)
- Current septic pump-out report
- No septic records available
- Date of pump-out: **02/21/06**
- Soil test data (if available)
- Pumper Name: **John J Doerrer, Inc.**



THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-2000-1 THRU 20-2000-5 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE DEPARTMENT OF CONSTRUCTION AND LAND SURVEYING IN THE STATE OF CONNECTICUT. IT IS AN IMPROVED LOCATION MAP AND IS INTENDED TO DEPICT THE EXISTING AND PROPOSED UTILITIES AND STRUCTURES IN ACCORDANCE WITH SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.

A) BUILDING LOCATION MAP, ZONING AS-BUILT HOUSE LOCATION 3500 S. MARES HILL ROAD - TOWN OF ESSEX, CONNECTICUT. PREPARED FOR DONALD R. CARLSON, LAND SURVEYOR. THE SUBJECT PROPERTY CONTAINS 220,452.1 SF 5.06 AC. HORIZONTAL ACCURACY CONFORMS TO CLASS A-2. SUBJECT PROPERTY IS RECORDED IN TOWN OF ESSEX LAND RECORDS BOOK 336, PG 82. THIS SITE IS NOT LOCATED WITHIN A FLOOD ZONE PER FIRM COMMUNITY PANEL NUMBER 09011 C0488 - J MAP EFFECTIVE DATE 08-09-2013.

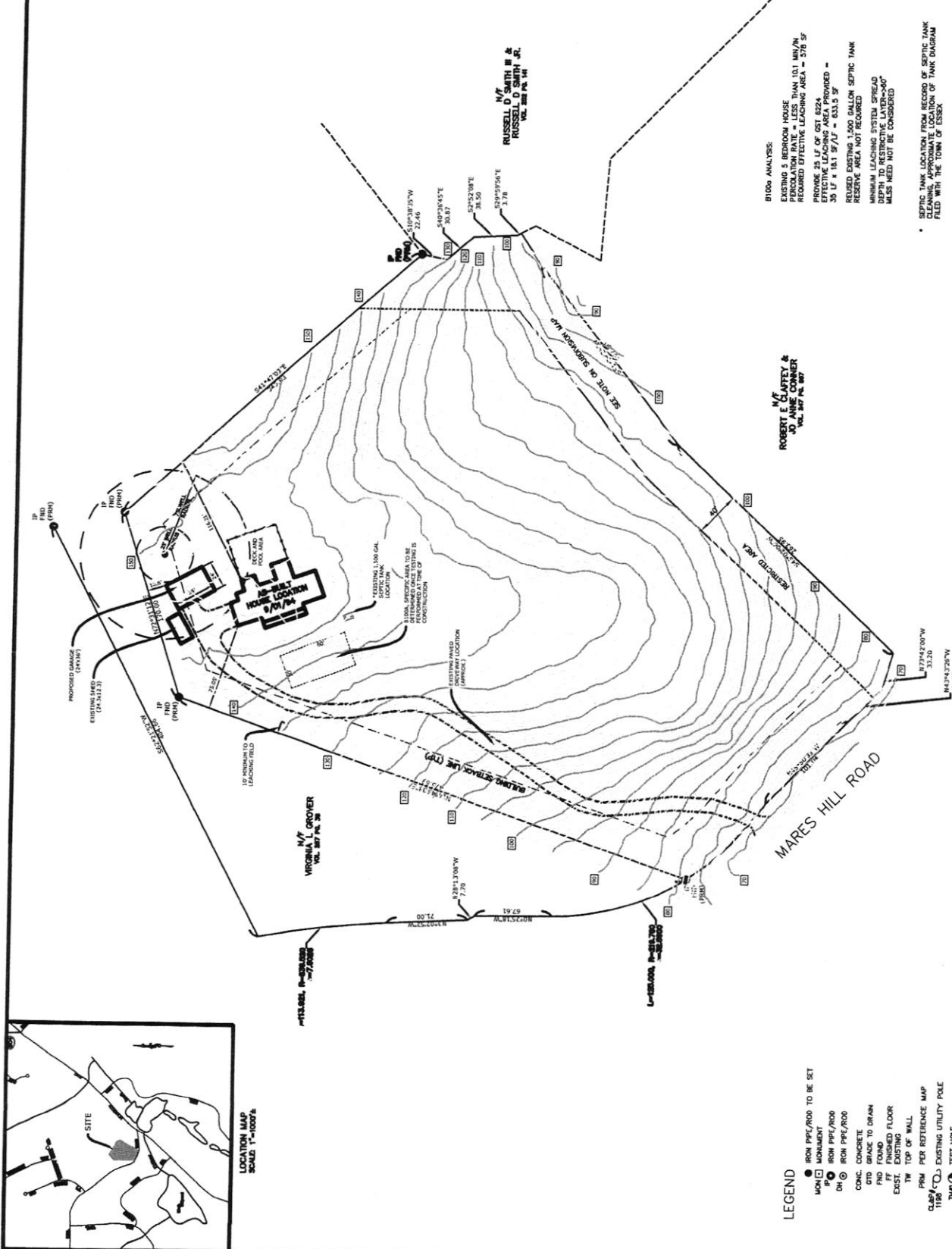
TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

*Signature*  
 TONY MASARO  
 LICENSED PROFESSIONAL ENGINEER  
 NO. 10000  
 STATE OF CONNECTICUT



**MP TRANE ENGINEERING**  
 P.O. BOX 10000  
 11 MARES HILL ROAD, INVERTON, CONNECTICUT 06460  
 TEL: (860) 792-1818 FAX: (860) 792-1018

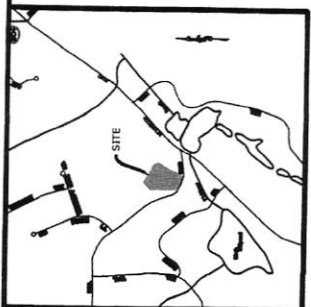
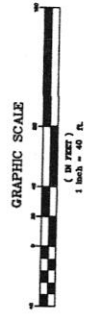
**SITE PLAN**  
 PREPARED FOR  
**TONY MASARO**  
 11 MARES HILL ROAD, INVERTON, CONNECTICUT  
 DATE: 09/12/22  
 SHEET NO. 1 OF 1  
 SCALE: 1" = 40'



**BT000 ANALYSIS:**

- EXISTING 4 BEDROOM HOUSE
- PERCOLATION RATE = LESS THAN 10.1 IN/IN
- REQUIRED EFFECTIVE LEACHING AREA = 276 SF
- PROVIDE 25 LF OF GSI 8224
- EFFECTIVE LEACHING AREA PROVIDED = 30 LF x 161.37'/LF = 633.5 SF
- REQUIRED EXISTING 1,500 GALLON SEPTIC TANK
- RESERVE AREA NOT REQUIRED
- SEPTIC TANK LEACHING SYSTEM SPREAD
- DUPPING TO BE CONSIDERED
- RESERVE AREA NOT REQUIRED
- RESERVE AREA NOT REQUIRED

SEPTIC TANK LOCATION FROM RECORD OF SEPTIC TANK CLEANING RECORD FROM RECORD OF TANK DRAINAGE FILED WITH THE TOWN OF ESSEX.



- LEGEND**
- IRON PIPE/POOD TO BE SET
  - MONUMENT
  - ⊕ IRON PIPE/POOD
  - ⊙ IRON PIPE/POOD
  - CONC. CONCRETE
  - CONC. BRACE TO BRAN
  - FIN. FOUND
  - FIN. FINISHED FLOOR
  - EXIST.
  - TOP OF WALL
  - PER PER REFERENCE MAP
  - EXISTING UTILITY POLE
  - TEST HOLE
  - PROPOSED SPOT ELEVATION
  - EXISTING CONTOURS
  - PROPOSED WATERLINE