

**Town of Essex**  
**Zoning Board of Appeals**

29 West Avenue, Essex, CT 06426

Variance Application

Date received by office 11-23-22 Application fee - \$50 + State fee - \$60 = \$110 Pd. \_\_\_\_\_

Application # 22-19 Hearing Date \_\_\_\_\_

Premises: Street Address 58 Melody Lane, Ivoryton CT

Assessor's Map # 89 Lot # 32 Lot Area .69 ac

Zoning District \_\_\_\_\_ Deed Reference: Book \_\_\_\_\_ Page \_\_\_\_\_

Owner of Property Richard A Varrato III

Address 58 Melody Lane Ivoryton CT  
Street Town State Zip

Telephone \_\_\_\_\_ Email: \_\_\_\_\_  
home work

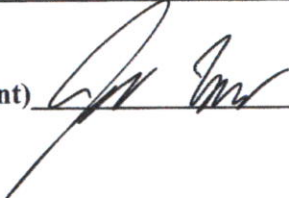
Applicant (if not owner) Marcum Artisan Construction Services LLC

Address 102 Grove Street Clinton CT 06413  
Street Town State Zip

Telephone (475)-414 5213 Email: Marcumartisan@icloud.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 BOARDOR 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 11/22/2022

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	31' From property line	31' Second Floor
<input checked="" type="checkbox"/> 40D	No improvements except in conformity		From property line
<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.		

40-11 Set back open and obstructed to Sky - 31' - 31'-  
50-0 Expansion to the Second Floor

(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)

- Allowance of inhabitant Space above the Garage, Not changing the Foot print of the garage. Extending the garage up a floor. Height of Second Floor Will not exceed 35'

(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. Family is lacking living space with additional child recently born.

b. Pre existing non conforming structure, Addition will cause no change to foot prints.

c.

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

a. Corner lot, causes an additional 10' to set back.

b.

c.

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

a. Non Applicable

b.

c.

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

a.

Residential Use Proposed, No increase in Building Coverage

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
- NA e. Referral from Essex IWWC (if applicable)
- NA f. Referral from adjacent towns
- NA 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 [Signature] Date: 11/20/2022

Signature of property owner [Signature] Date: 11/21/2022

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

NAME	ADDRESS	TOWN	ZIP CODE
John	Mulligan /Murphy	Mulligan 59 Melody lane, Ivoryton,	06442
	Laura & Vincent	Pasileo 23 Townwoods Rd Ivoryton	06442
	James Dimitrious	Gazikas 27 Townwoods Rd, Ivoryton	06442
	Randy E Preble	PO Box 333 Ivoryton	06442
	Christine M & William	Regskie 64 Melody Lane, Ivoryton	06442
	Vincenza Causa & Jerry	Santagata 53 Melody lane Ivoryton	06442
	Donna & Patterson	55 Melody lane Ivoryton	06442
	Correa Randolph & Edward	Sheehan 54 Melody lane Ivoryton	06442
	Doris F Pierce	PO Box 294 Ivoryton	06442

### Building Attributes

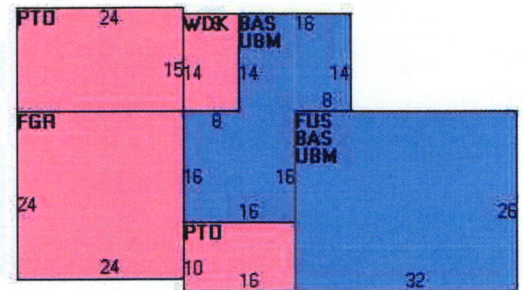
Field	Description
Style:	Colonial
Model	Residential
Grade:	B-
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Clapboards
Exterior Wall 2	
Roof Structure:	Gambrel
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	Carpet
Heat Fuel	Gas
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Extra Fixtures	
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchens	1
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Photo



<https://images.vgsi.com/photos/EssexCTPhotos/A01002510.jpg>

### Building Layout



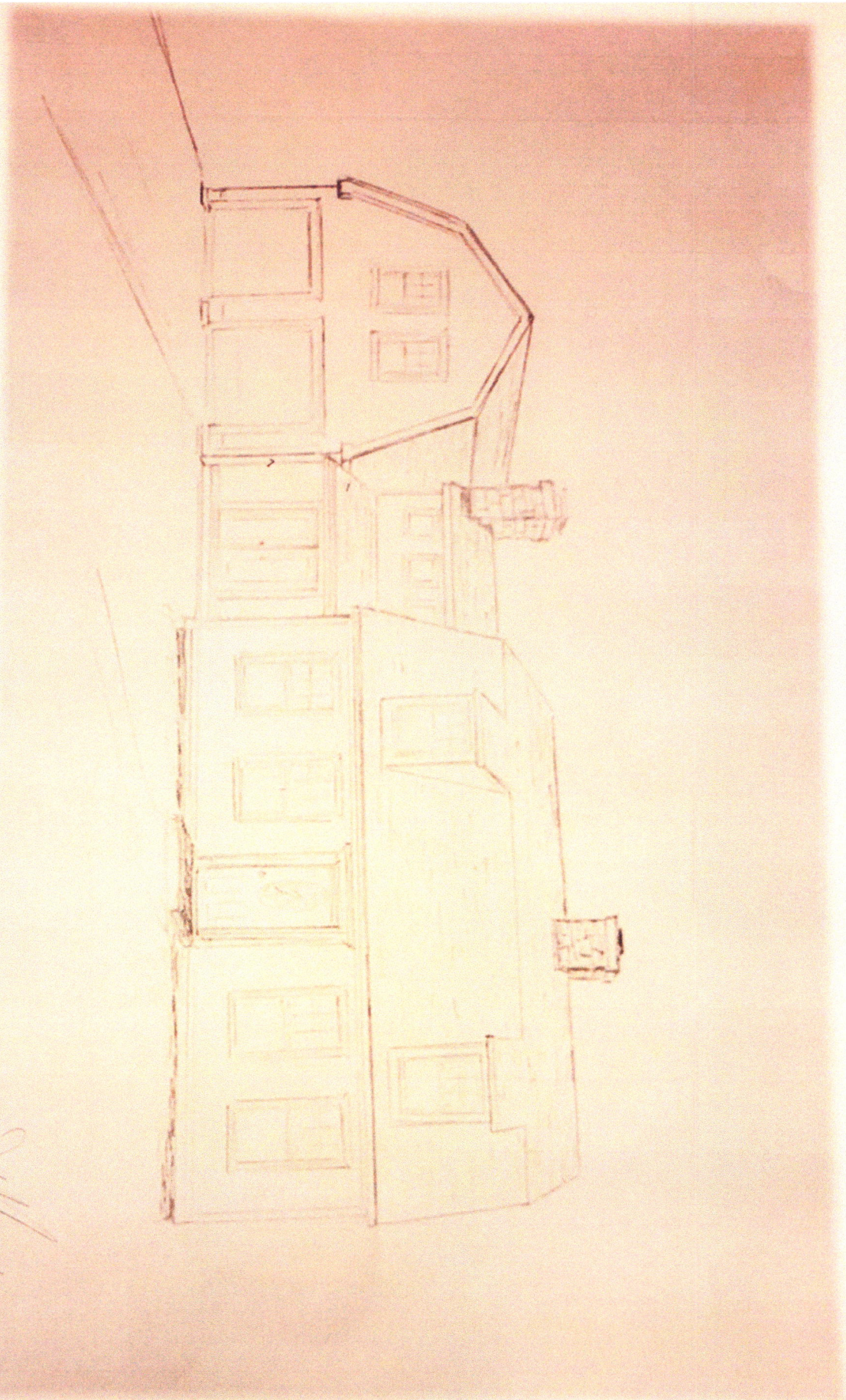
[https://images.vgsi.com/photos/EssexCTPhotos/Sketches/2875\\_2875.jpg](https://images.vgsi.com/photos/EssexCTPhotos/Sketches/2875_2875.jpg)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	1,312	1,312	
FUS	Full Upper Story	832	832	
FGR	Garage	576	0	
PTO	Patio	512	0	
UBM	Basement	1,312	0	
WDK	Wood Deck	224	0	
		4,768	2,144	

### Extra Features

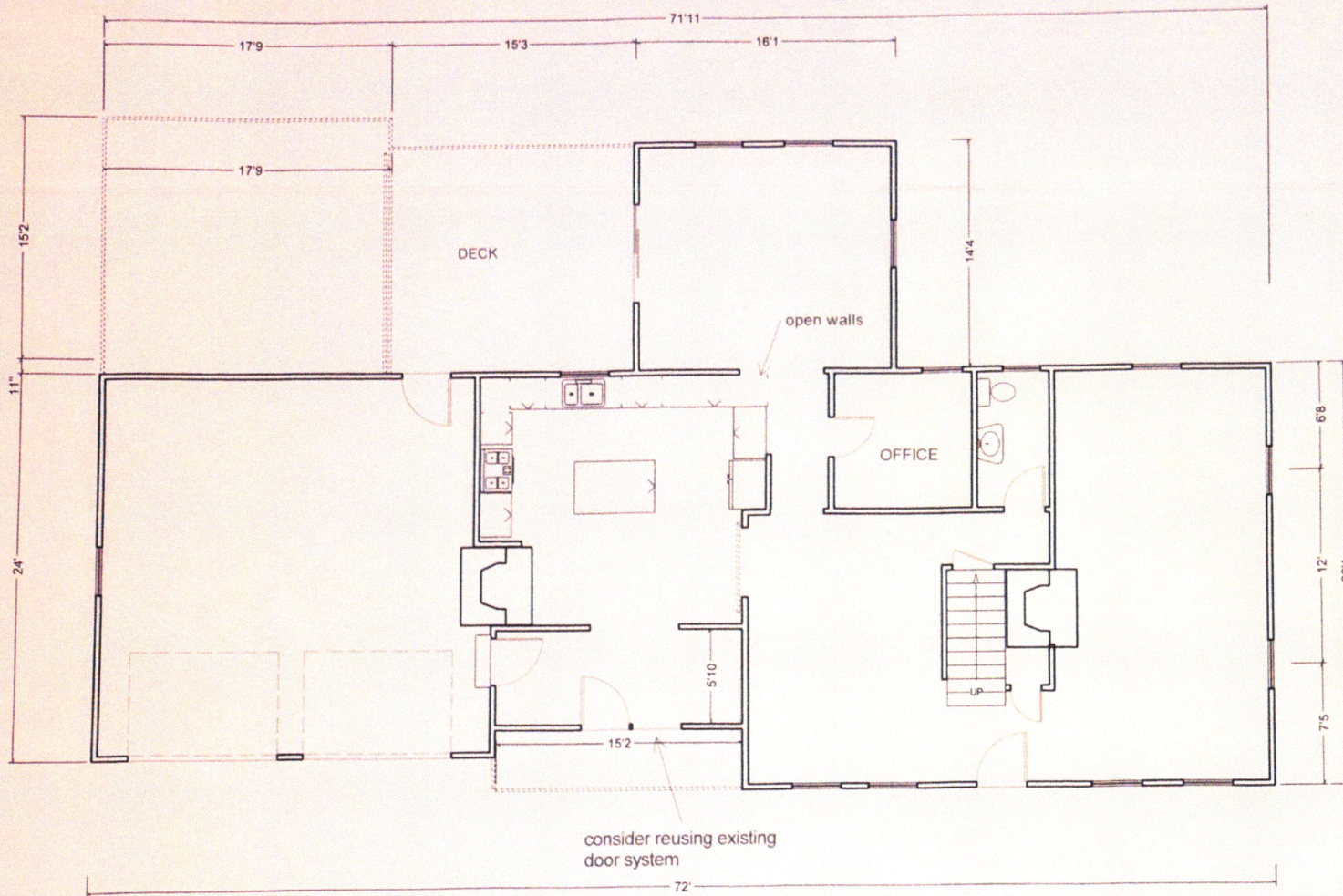
Extra Features					Legend
Code	Description	Sub Code	Sub Description	Size	
FPL	Fireplace			2.00 UNITS	

### Land



*[Handwritten signature]*

PROPOSED  
58 W. Ludlow Ave, Essex, CT  
Rick Varnato  
Shore PE / October 2022



FIRST FLOOR

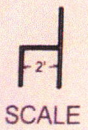
Garage Breezeway Enclosure

Richard Varrato

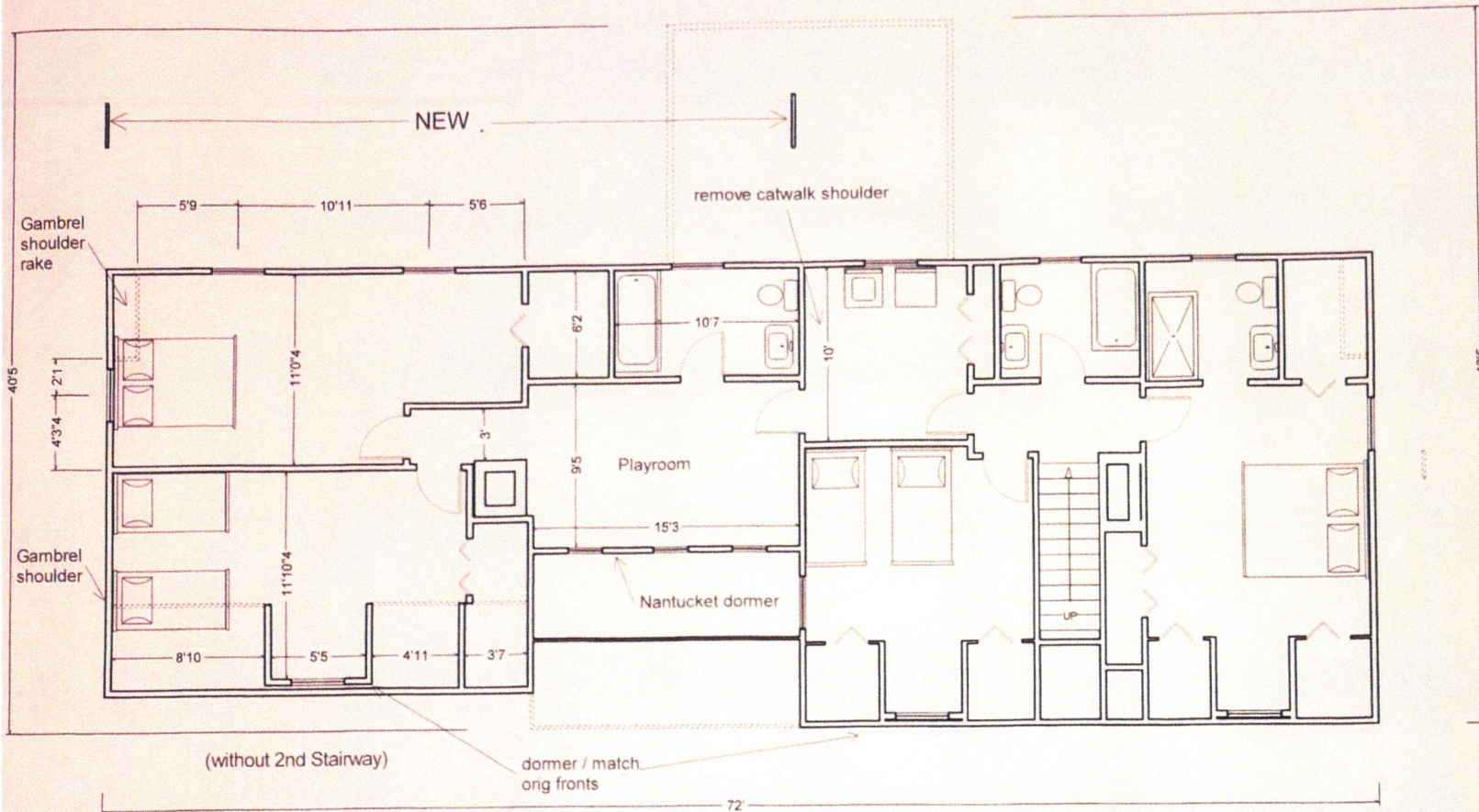
58 Melody Lane Essex, CT

May 2022 JHorn PE 860 518 6339

*Updated October 2022*







SECOND FLOOR

Garage 2nd Floor Addition  
Richard Varrato

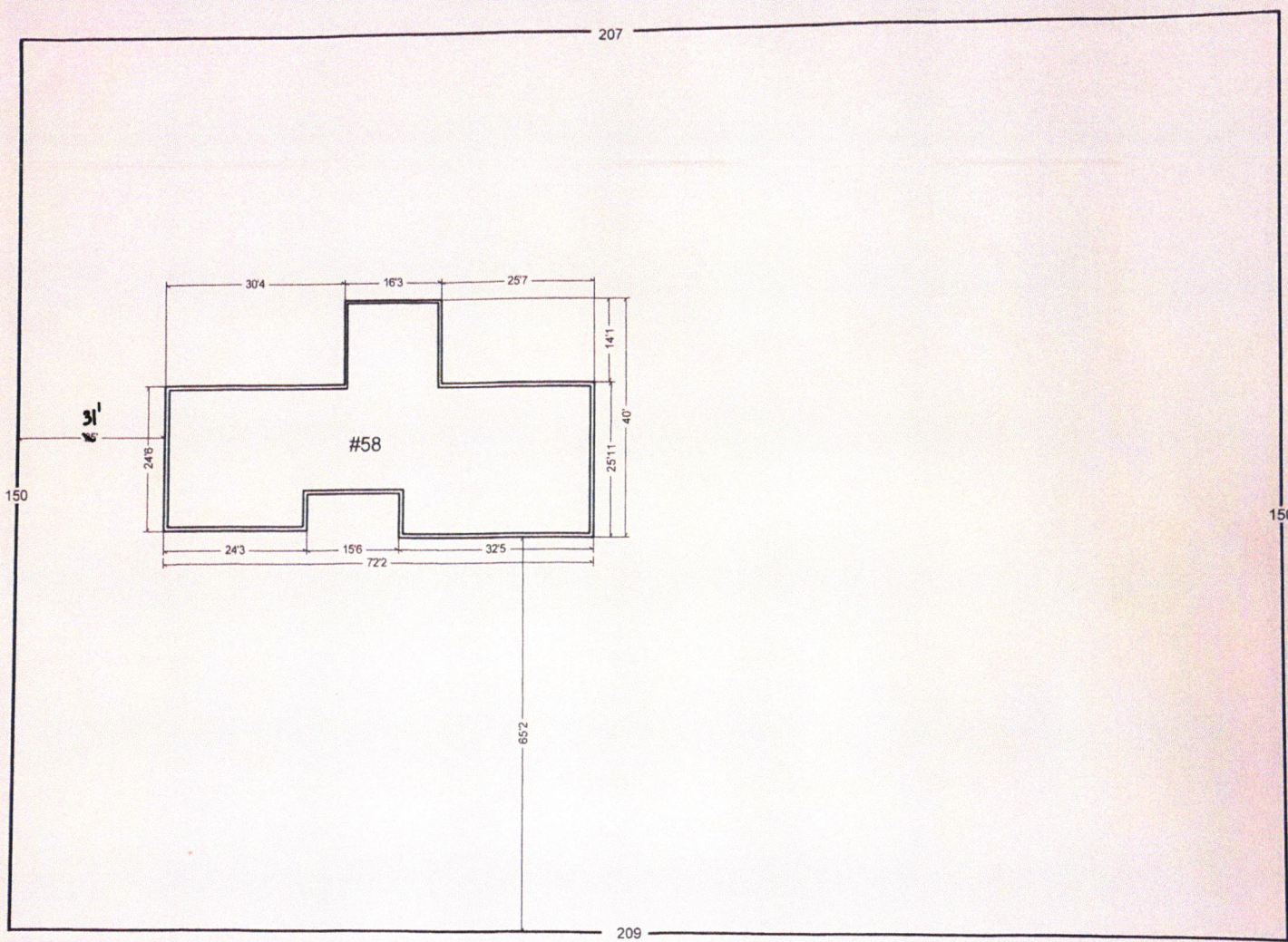
59 Melody Lane Essex, CT  
May 2022 JHorn, PE 860 518 6339

*updated October 2022*



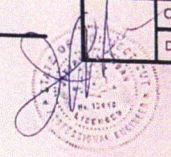
SCALE  
2'

TOWNWOODS RD



MELODY LANE

SCALE 1/2" = 1'




Home Renovation	
PLOT PLAN (unchanged)	
58 Melody Lane, Ivoryton, Essex, CT	
Owner :	Rich Varrato
Des :	J. Horn, PE Oct 2022



1" = 40 ft

<b>Property Information</b>	
Property ID	89 32
Location	58 MELODY LA
Owner	VARRATO III RICHARD A

  
**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.