Town of Essex **Zoning Board of Appeals**

DECEIVED N APR 2 1 2023

29	West	Avenue,	Essex,	\mathbf{CT}	06426	

BY:

		Variance Application		
Date received by o	office <u>4-01-03</u>	Application fee	- \$50 + State fee - \$60 =	\$110 Pd
Application #	D3-4	Hearing Dat	e	
Premises: Street A	address 7 Clack	k Lane		
Assessor's Map #	17	Lot # 26	_ Lot Area36	_ac
Zoning District	VR	_ Deed Reference: Bo	ok <u>352</u> Page	178
Owner of Property	y Alyssa Bo	gan		
Address 7C1	ark Lave E	SSCX CT 06	426	
Telephone Sb	03953575 work	Ema	il: <u>alyssa.bogon</u>	@yanco.co
Applicant (if not o	owner) <u>Scm</u>	<u>e</u>		_
Address				
Street	Town	State	Zip	
Telephone		Ema	il:	
home	work			
SIGNED, AND SU WITH THE APPLI 2) SUBMI' FOR THE BOARD 3) SUBMI' TO PAY ALL ADI	BMITTED WITH THE REGICABLE REGULATIONS. ITAL OF THIS APPLICAT OOR ITS STAFF TO ENTER ITAL OF THIS APPLICAT DITIONAL FEES AND/OR	O USE OFFICE. THIS APPLI QUIRED FEE(S) AND MAP(ION CONSTITUTES THE PI THE PROPERTY FOR THE ION CONSTITUTES THE PI ADDRESS SUCH COSTS D EEE OF THIS APPLICATION	S) PREPARED IN ACCOR ROPERTY OWNER'S PER PURPOSE OF INSPECTIO ROPERTY OWNER'S AGR EEMED NECESSARY BY	DANCE MISSION ON. REEMENT
Signature (Author	rized Agent) Mym	Bog	Date 4/21/2023	3

Curre	nt use of the p	property Residential Bus	iness Farn	n Other
Is any	Is any portion of property within 500' of another Town? Yes No			
Is the	nronerty with	in the Gateway Conservation District?	□ Yes 🗖	No
				110
If this	application is	for a variance(s) please complete the fol	lowing sections:	
		nested of the Essex Zoning Regulations oply and write in sections that variances are re	equested	
Sec	ction No.	Allowed/Required per the regulations	Existing	Requested
×	40C	No buildings within the setbacks	11.5	18
X	40D	No improvements except in conformity	11.0	
X	40E	No change in the use of any land or	11 %	13.%
		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.		
	60B	Coverage		
500	40I.1	Setbacks		
	,	Height		
				·
			Ť	
2. Vai	Yes	No neer requested of Section 101E Gateway the Essex Inland Wetlands and Watercoural shall be provided by the EIWWC processed to allow (Please describe proposed PLUS any changes to use, size, shape, because of the proposed	Buffer Area? If urses Commission ior to attending to use, dimensions, talk, footprint, float	n (per Section 140L) and a he ZBA meeting. height and location of any oor area or height of
AN additional Small bedroom and bathroom to the rear				
	of The 1	Property. Install a roof over	The existing	ne front Porch and
extend it 10' To the North.				
				_

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.)
<u>a.</u>	The very modest size of the subject property creats
_	a small building area out side of the setbacks
<u>b.</u>	The very modest size of the subject property creats a small building area out side of the satbacks It also creates a substaintial restriction on any possible additions
	possible additions
<u>c.</u>	
4.	The above hardship is unique to this parcel and not shared by other in the area because:
<u>a.</u>	While many percels in the weighborhood are small
_	While many parcels in the weighborhood are small this lot is below the average
<u>b.</u>	
-	
c.	
_	
_	
5.	Described proposed reductions in legal pre-existing nonconformities, if any
<u>a.</u>	the otility shed which is corrently located within the side and rear setbocks will be removed
_	The side and year setbocks will be removed
L	
<u>0.</u>	
_	
c.	

Regulations because:	
a. The proposed addition is consistent	
with the Neighborhood homes, and will have	
Regulations because: The proposed addition is consistent With the Neighborhood homes, and will have b. no neature effect on either the valves of area or the zoning plan	
area or the Zoning plan	_
c.	
Have previous applications been made for this property?	
If yes, previous application #s Date	
If yes, previous application #s Date 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 Feepayable 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 my (our) knowledge and belief.	st o
I (we) consent to allow Zoning Board of Appeals members access to the property for informal, independent suisits, for the purpose of evaluating this application prior to the Board rendering its decision.	site
Signature of applicant Date: 4/2/2023	
Signature of applicant Date: 4/2/2023 Signature of property owner Date: 4/2/2023	

Applicant must provide a	current list of an names a	nu addresses of at	dutting property owners.	
NAME	ADDRESS	TOWN	ZIP CODE	
Jeanne Vigen	9 Clark Lane	Essex	06426	
Victor + Barbara	9 Clark Lane Hatcher POBOX	461 Essex	CT 06426	
4				
<u> </u>				
				RL-

Bogan lot size chart •

Lot #	Lot Size	% of coverage
26	.35	10.6 / 11 Subject
27	.36	11
28	.25	9.7
29	.23	13.7 ***
30	.48	8.6
20	.35	10.7
20-1	.6	8.8
21	.41	9.9
22	.46	6.7
23	.43	10.1
24	.32	11.5
25	.5	8.8
25-1	.61	8.3