

RECEIVED
MAY 26 2023

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

BY:

Variance Application

✓ # 92

Date received by office 5-20-23 Application fee - \$50 + State fee - \$60 = \$110 Pd. ✓

Application # 23-6 Hearing Date 6/20/23

Premises: Street Address 3 Westbrook Rd, Centerbrook

Assessor's Map # 43 Lot # 20 Lot Area _____ ac

Zoning District CML Deed Reference: Book 304 Page 833

Owner of Property Essex Veterans Memorial Hall Inc.

Address 3 Westbrook Rd Essex CT
Street Town State Zip

Telephone 860 767 8892 Email: _____
home work

Applicant (if not owner) Paul B Knussen (House Chairman)

Address 226 Westbrook Rd Deep River CT 06417
Street Town State Zip

Telephone 860-391-3168 Email: PAULBKNUSSEN@GMAIL.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) Paul B Knussen Date 5/25/23

Current use of the property Residential Business Farm Other NON PROFIT

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 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.		
	Coverage		
<input checked="" type="checkbox"/> 80C	Setbacks	8.65 (E) 12-9 (W)	11 (E) 26 (W)
	Height		
<input checked="" type="checkbox"/> 402.1			
<input checked="" type="checkbox"/> 50D (C)			

(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)

PROPOSED 12x24 KITCHEN EXPANSION
WITH BASEMENT STORAGE, 12x20 COVERED ENTRANCE
PORCH WITH SEVERAL TABLES, 5x28' U SHAPED
ADA COMPLIANT RAMP TO ALLOW SAFE ACCESS

(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. BUILDING CONSTRUCTED BEFORE ZONING REGULATIONS. TRIANGULAR LOT DOES NOT ALLOW FOR PROPER SETBACKS. PROPER ADA RAMP CANNOT BE CONSTRUCTED WITHIN CURRENT SETBACKS.

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

- a. UNIQUE SHAPE OF LOT + BUILDING PLACEMENT ON THE LOT.

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

- a.
- b.
- c.

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

- a. EXPANSION WOULD ALLOW FOR
MORE FUNDRAISING ACTIVITIES FOR VETERANS
- b. 4 ESSEX RESIDENTS,
WITH NEW RITIERA + EXISTING GENERATOR THE
- c. FACILITY COULD HELP VETS AND RESIDENTS
IN TIME OF DISASTER

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 Paul B. Gaudin Date: 5/25/23

Signature of property owner Paul M. Kuhl Date: 5/25/23
(HOUSE CHAIR)
BOARD OF DIRECTORS

VISITING NURSES OF THE LOWER VALLEY INC
61 MAIN ST
CENTERBROOK, CT 06409

BRUSO PAULA
5 DEEP RIVER RD
CENTERBROOK, CT 06409

NAIRCO LLC
61 MAIN ST
CENTERBROOK, CT 06409

EHLEMEYER JAMES E & JANICE H
21 DEEP RIVER RD
CENTERBROOK, CT 06409

EVANS RICHARD E & LEOLA L
90 WOODLAND DR
CENTERBROOK, CT 06409

MOSA ANTHONY J ET AL
P.O. BOX 698
BRISTOL, CT 06011-0698

375 MIDDLESEX TURNPIKE LLC
P.O. BOX 995
ESSEX, CT 06426

LAB PROPERTIES LLC
37 SEASCAPE DR
WESTBROOK, CT 06498

FIRST NIAGARA BANK
100 PUBLIC SQUARE, STE 600 COPRE
CLEVELAND, OH 44113

LAB PROPERTIES LLC
37 SEASCAPE DR
WESTBROOK, CT 06498

MANNA HOLDINGS LLC
139 SHORE RD
CLINTON, CT 06413

WHOBREY CHARLES R TRUSTEE OF CHARLES R
9310 JEFFERSON BLVD
CULVER CITY, CA 90232

SMITH PATRICK ANDREW &
13 DEEP RIVER RD
CENTERBROOK, CT 06409

ESPOSITO MICHAEL
11 DEEP RIVER RD
CENTERBROOK, CT 06409

BRUCE PAUL
14 WESTBROOK RD
CENTERBROOK, CT 06409

EASTERN POSTAL REALTY HOLDINGS LLC
75 COLUMBIA AVE
CEDARHURST, NY 11516

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

NAME	ADDRESS	TOWN	ZIP CODE



Property Information

Property ID 43 20
 Location 3 WESTBROOK RD
 Owner ESSEX VETERANS MEMORIAL HALL INC



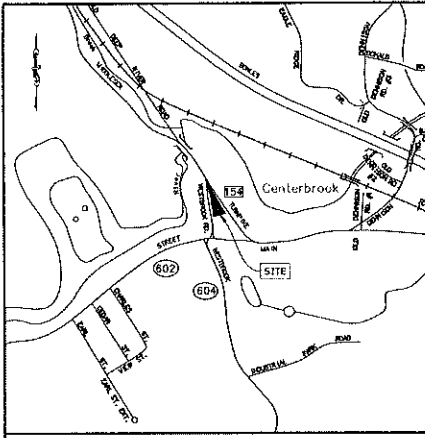
MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

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.

DATE	REVISION	CK.



LOCATION MAP
SCALE: 1"=1000'±

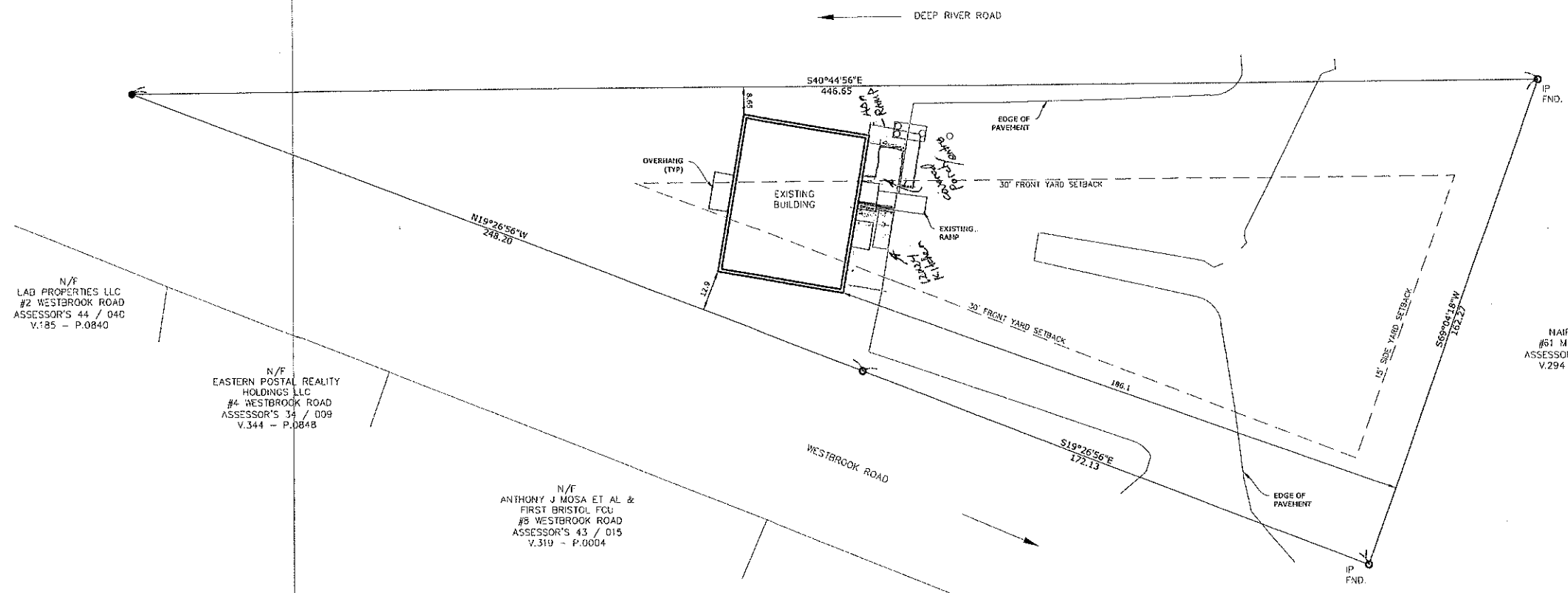
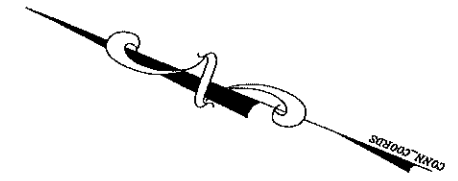
N/F
CHARLES R WHOBREY TRUSTEE OF
CHARLES F WHOBREY DECLAR OF TRUST
DATED 8/22/07
#19 DEEP RIVER ROAD
ASSESSOR'S 34 / 008
V.263 - P.923

N/F
RICHARD S & LEOLA H EVANS
#17 DEEP RIVER ROAD
ASSESSOR'S 34 / 007
V.167 - P.350

N/F
375 MIDDLESEX TURNPIKE LLC
#15 DEEP RIVER ROAD
ASSESSOR'S 34 / 006
V.307 - P.138

N/F
PATRICK ANDREW SMITH &
MICHELLE ODERKERKEN
#13 DEEP RIVER ROAD
ASSESSOR'S 44 / 045
V.327 - P.364

N/F
MICHAEL ESPOSITO
#11 DEEP RIVER ROAD
ASSESSOR'S 44 / 044
V.342 - P.1036



N/F
LAD PROPERTIES LLC
#2 WESTBROOK ROAD
ASSESSOR'S 44 / 040
V.185 - P.0840

N/F
EASTERN POSTAL REALTY
HOLDINGS LLC
#4 WESTBROOK ROAD
ASSESSOR'S 34 / 009
V.344 - P.0848

N/F
ANTHONY J MOSA ET AL &
FIRST BRISTOL FCU
#3 WESTBROOK ROAD
ASSESSOR'S 43 / 015
V.319 - P.0004

N/F
MANNA HOLDINGS LLC
#10 WESTBROOK ROAD
ASSESSOR'S 43 / 016
V.288 - P.0905

N/F
MAIRCO LLC
#51 MAIN STREET
ASSESSOR'S 43 / 021
V.294 - P.0979

N/F
PAUL BRUCE
#14 WESTBROOK ROAD
ASSESSOR'S 43 / 017
V.343 - P.1049

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-4 INCLUSIVE OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND "RECOMMENDED MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT". IT IS AN IMPROVEMENT LOCATION SURVEY AND IS INTENDED TO DEPICT THE EXISTING PROPERTY LINES. THE PROPERTY/BOUNDARY HAS BEEN DETERMINED BY A DEPENDENT RESURVEY WITH REFERENCE TO THE MAPS LISTED HEREON. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.

A.)
PROPERTY OF STUART M. PRANN IN VILLAGE OF ESSEX, CONN.
SCALE: 1"=40' DATED JULY 1941 BY GRAHAM PELTON, LAND SURVEYOR
THE SUBJECT PROPERTY CONTAINS 78,396 SF 1.80 AC
HORIZONTAL ACCURACY CONFORMS TO CLASS A-2.
VERTICAL ACCURACY CONFORMS TO CLASS T-2 (ASSUM DATUM)
SUBJECT PROPERTY IS RECORDED IN TOWN OF ESSEX LAND RECORDS VOL. 304, PG 833
THIS SITE IS NOT LOCATED WITHIN A FLOOD ZONE PER FIRM COMMUNITY PANEL NUMBER 09007 C0331 G MAP EFFECTIVE DATE 08-28-2008

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

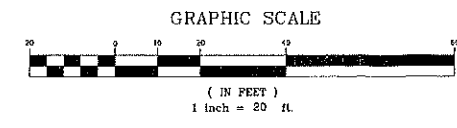
Robert L. Doane, Jr.
ROBERT L. DOANE, JR.
CONN. P.E. & L.S. LIC. NO. 11463



LEGEND

- IRON PIPE/ROD TO BE SET
- MON □ MONUMENT
- IP ⊙ IRON PIPE/ROD
- DH ⊙ IRON PIPE/ROD
- CONC. CONCRETE
- GTD GRADE TO DRAIN
- FND FOUND
- FF FINISHED FLOOR
- EXIST. EXISTING
- TW TOP OF WALL
- CL&P# 1195 ⊙ EXISTING UTILITY POLE
- TH#1 ⊙ TEST HOLE
- PROPOSED SPOT ELEVATION
- EXISTING CONTOURS
- SILT FENCE
- PROPOSED WATERLINE

TOWN OF ESSEX SITE DATA TABLE		
ZONE: C	REQUIRED	EXISTING
MIN. LOT AREA	30,000 SF	34,098.4 SF
MIN. LOT WIDTH	150'	420.33'
MAX. BUILDING COVERAGE	15%	6.0% 2,052 SF
FRONT SETBACK	30'	(NE) 6.65' / (SW) 12.9'
SIDE SETBACK	15'	186.1'
REAR SETBACK	30'	N/A
MAX. BUILDING HEIGHT	35'	<35'
MIN. LOT AREA PER FAMILY DWELLING UNIT	30,000 SF	34,098.4 SF
WATER SUPPLY		ON SITE
SEWAGE DISPOSAL		ON SITE



MAP #43 LOT #20

DOANE ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
P.O. BOX 113 CENTERBROOK, CONNECTICUT 06409
TEL: (860)767-0138, FAX: (860)767-9104

LOCATION SURVEY
PREPARED FOR
ESSEX VETERANS CLUB
3 WESTBROOK ROAD, CENTERBROOK, CONNECTICUT

SCALE: 1"=20'	DATE: 10/21/22	SHEET NO.: 1 OF 2	IDENT. NO.:
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