

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

Variance Application

ck # 8144

Date received by office 6/13/23 Application fee - \$50 + State fee - \$60 = \$110 Pd.

Application # 23-8 Hearing Date July 18, 2023

Premises: Street Address 20 N. Main Street

Assessor's Map # 31 Lot # 039 Lot Area 0.24 ac

Zoning District UR Deed Reference: Book _____ Page _____

Owner of Property Marc and Laura Loew

Address 20 N. Main Street Essex CT 06426
Street Town State Zip

Telephone (201) 264-3517 (201) 788-6834 Email: Loewhhk@yahoo.com
home work work home

Applicant (if not owner) _____

Address _____
Street Town State Zip

Telephone _____ Email: _____
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) Marc Loew Laura Loew Date 05/23/23

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	9'	4'6"
<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 or shape of any lot or improvement except in conformity with the zoning regs.		
	Coverage		
	Setbacks		
	Height		
	40I.1, 50D, 60B		

(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)

Pergola constructed over existing deck 17'5" x 11'3"
Open wood slats following the slope of existing kitchen roofline.
(see drawing for specific dimensions).

(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. Our house, in the Essex Village residential district, is pre existing nonconforming, close to assumed property line (neither we nor our
- b. abutting neighbor located at 22 N. Main Street has a formal survey).

The only access to our back yard from the front yard is via a walkway path on the side of our house. The existing cement slab with deck built on top is pre existing non conforming upon which we constructed said pergola.

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

- a. The unique situation to our parcel is that the only way to walk (or access) to the back of the property from the front of our property is along the path on the north side of our house. On the south
- b. side of our house, the house abuts a stone wall so there is no access to the rear yard. Our neighbor to the north of our house has plenty of property.
- c.

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. _____
- b. The pergola adds natural beauty with the eventual growth of roses and clematis to provide much needed shade on the hot sunny deck in summer months.
- c. _____

Have previous applications been made for this property? Yes No

If yes, previous application #s 12-16 Date 6/2012 - Granted

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
- N/A e. Referral from Essex IWWC (if applicable)
- N/A 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.

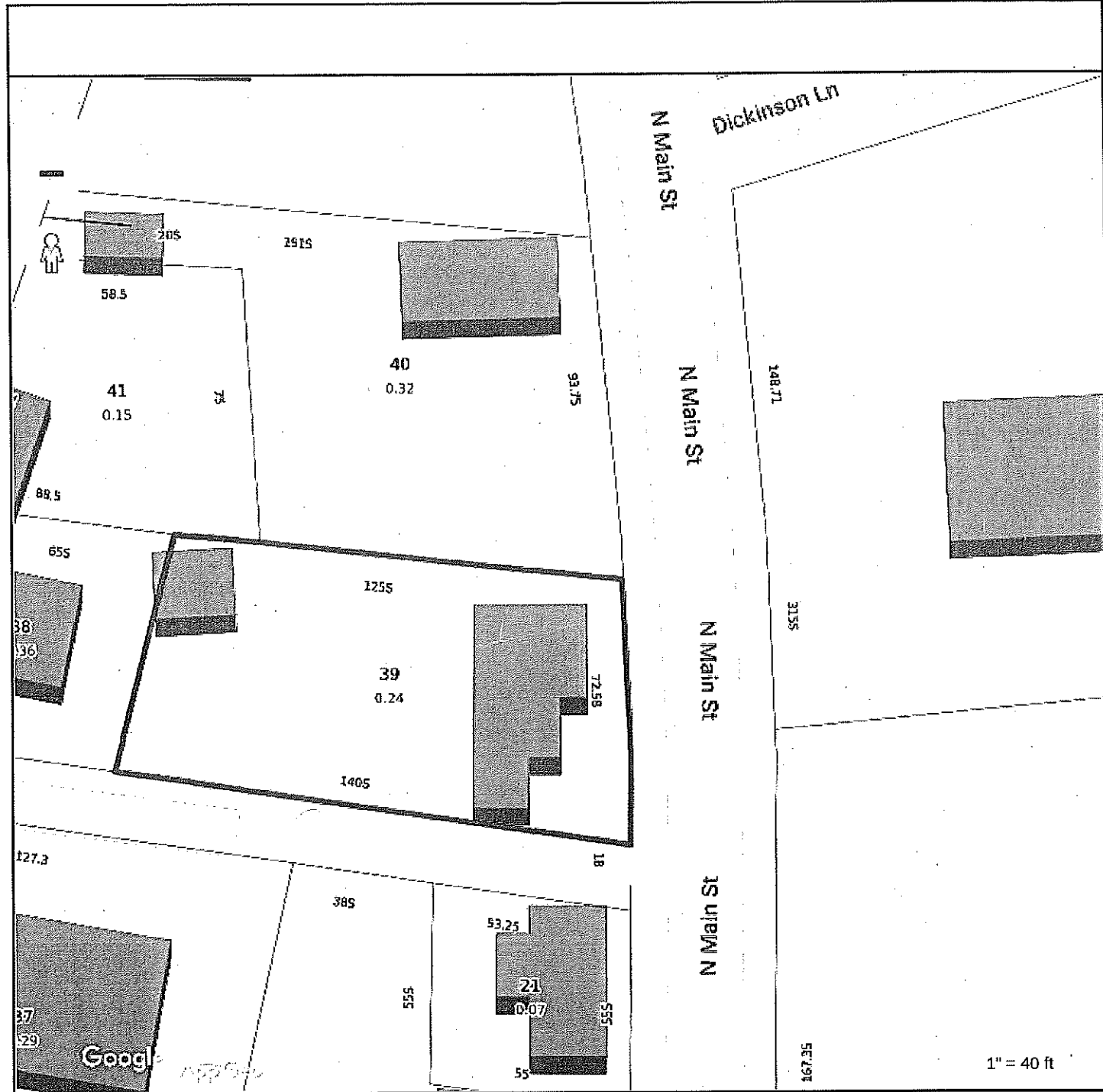
I (we) consent to allow Zoning Board of Appeals members access to the property for informal, independent site visits, for the purpose of evaluating this application prior to the Board rendering its decision.

Signature of applicant Laura Loew Marc Loew Date: 6/13/23

Signature of property owner Laura Loew Marc Loew Date: 6/13/23

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

NAME	ADDRESS	TOWN	ZIP CODE
Bob & Sue Cornell	22 N. Main St.	Essex, CT	06426
Enrique Salvo	Prospect St.	Essex, CT	06426
Jeanne & John Kiernan	9 & 11 Prospect St.	Essex, CT	06426



Property Information
 Property ID 3139
 Location 20 NORTH MAIN ST SX
 Owner LOEW MARC J & LAURAL



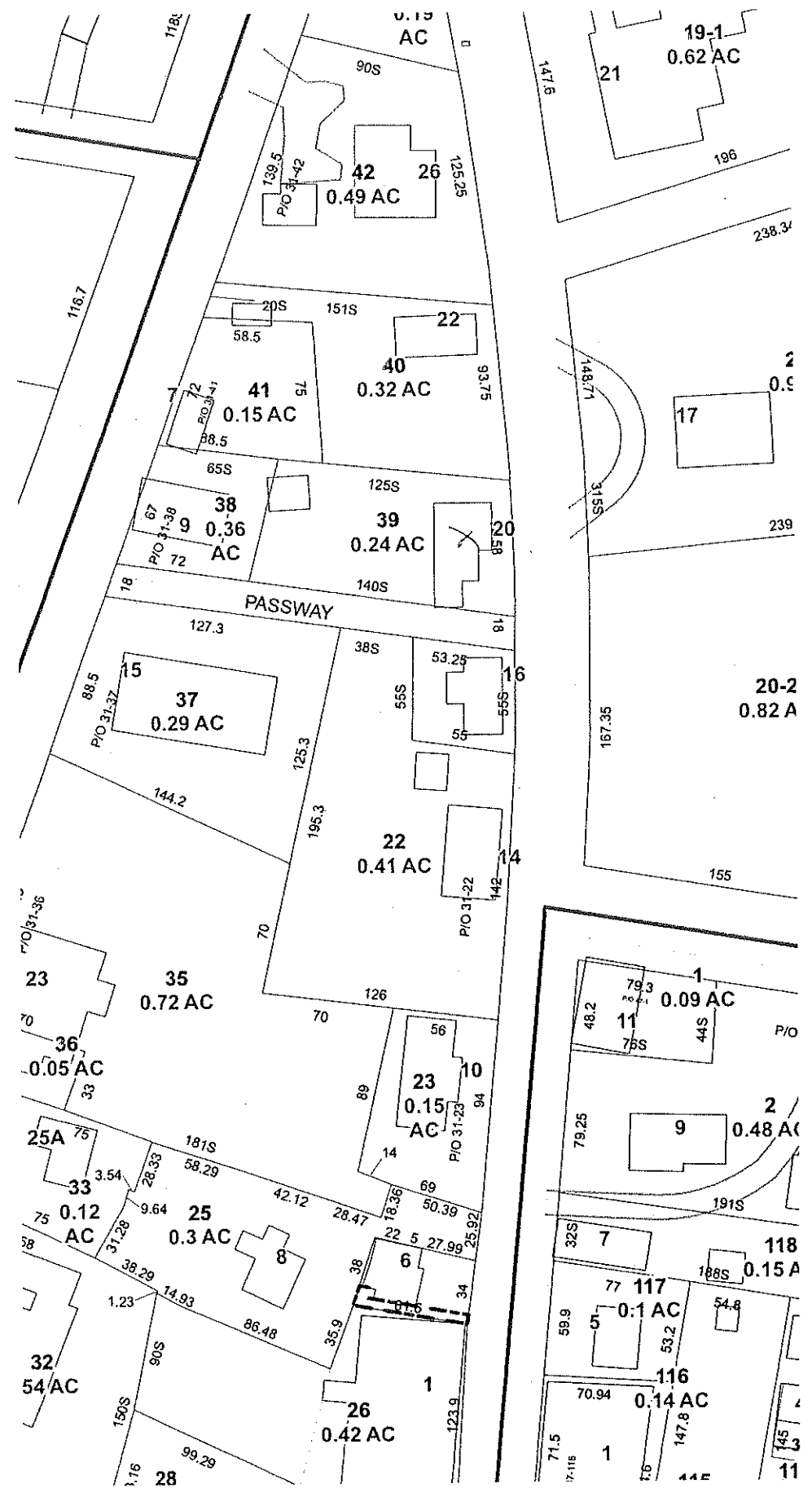
MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT

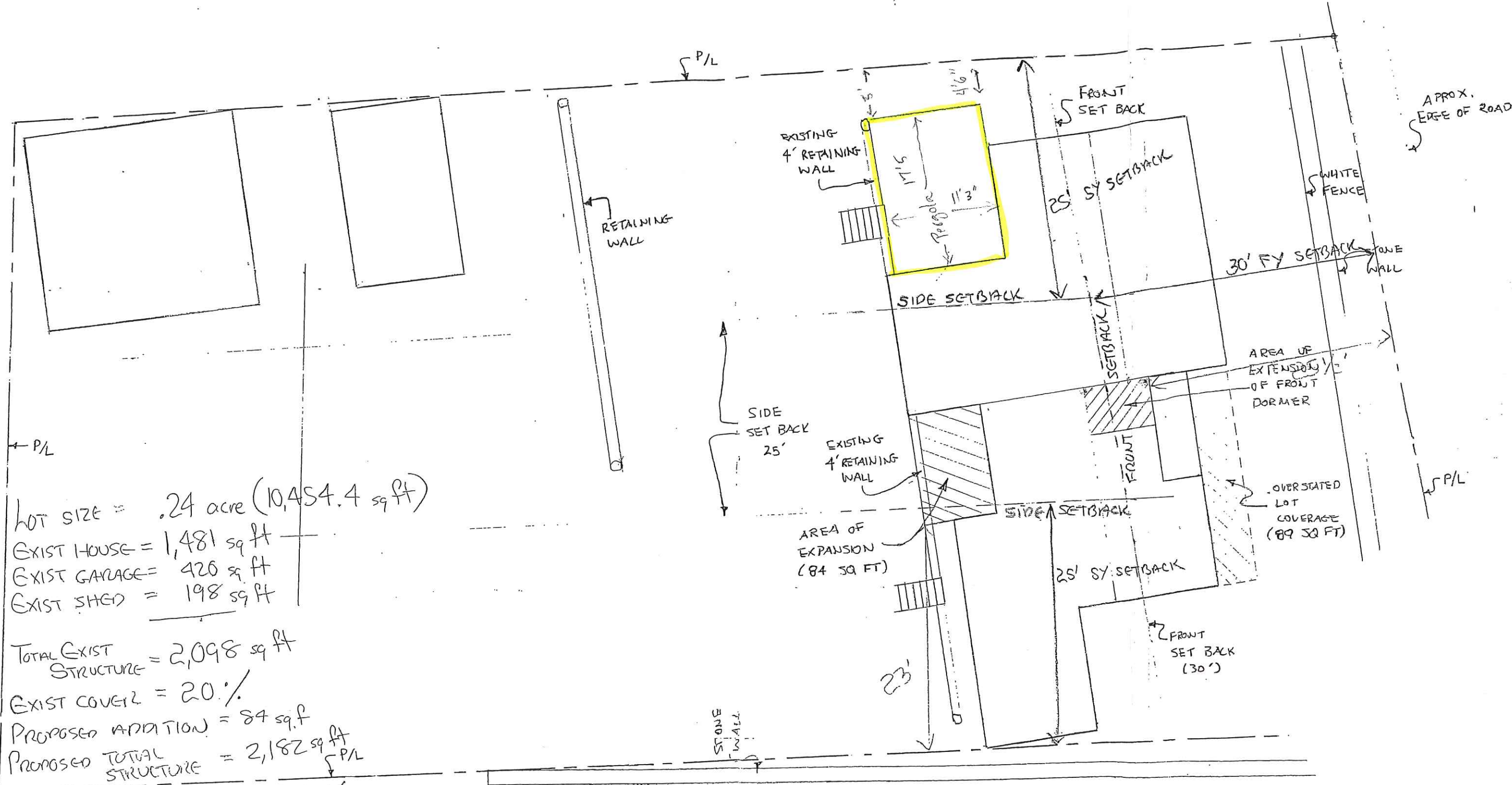
Town of Essex, CT makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

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.

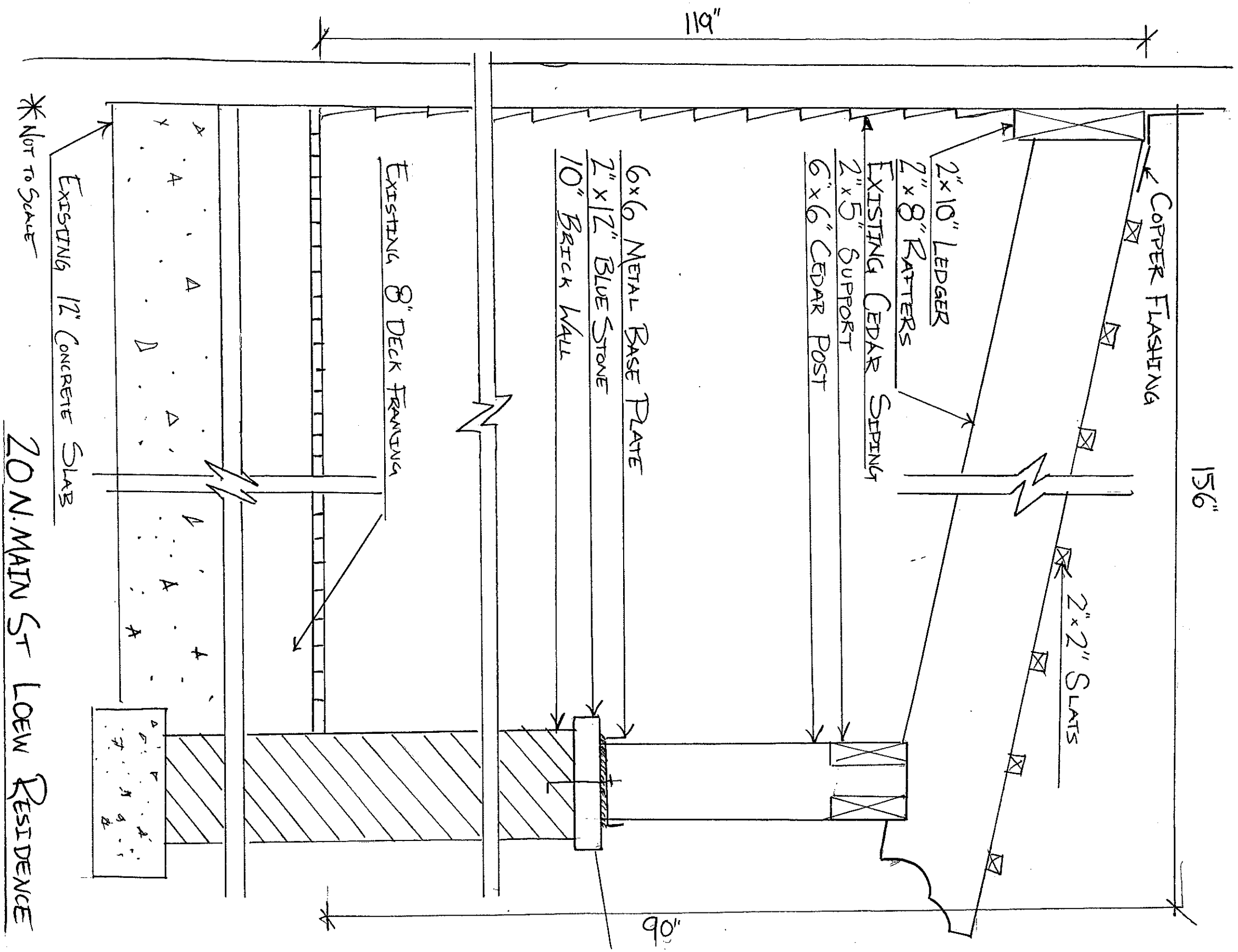
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LOT SIZE = .24 acre (10,454.4 sq ft)
 EXIST HOUSE = 1,481 sq ft
 EXIST GARAGE = 420 sq ft
 EXIST SHED = 198 sq ft
 TOTAL EXIST STRUCTURE = 2,098 sq ft
 EXIST COVER = 20%
 PROPOSED ADDITION = 84 sq ft
 PROPOSED TOTAL STRUCTURE = 2,182 sq ft
 PROPOSED COVER = 20.87%

SITE PLAN
 18/20 NORTH MAIN ST, ESSEX
 SCALE: 1" = 10'



ZON. MAIN ST LOEW RESIDENCE