

Town of Essex
Zoning Board of Appeals

RECEIVED
JUN 20 2023

West Avenue, Essex, CT 06426

Variance Application

Date received by office BY: _____ Application fee - \$50 + State fee - \$60 = \$110 Pd. # 240

Application # 23-9 Hearing Date _____

Premises: Street Address 91 Pond Meadow St Rd

Assessor's Map # 88 Lot # 2 Lot Area 21.53 ac

Zoning District RU Deed Reference: Book _____ Page _____

Owner of Property 9197 CCAS Crystian Mondes

Address 142 Winslow St Deep River CT 06417
Street Town State Zip

Telephone 860-575-0626 Email: mondesscrystian@yahoo.com
home work

Applicant (if not owner) -SAME-

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) [Signature] Date 06-30-2023

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 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		
	Setbacks		
	Height		

(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)

Porch around the house

(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. Moving the stairs to the second floor to the window opening

b.

c.

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

a. The house was built in the 1950 with out setbacks and not regulation in the property was one whole lot with with the neighbor new existen lot

b.

c.

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

a. none

b.

c.

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

a. Keeping the house as residential

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
- _____ 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 _____ Date: _____

Signature of property owner _____ Date: _____

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

NAME	ADDRESS	TOWN	ZIP CODE
Linda K. Brady	93 Pond Meadow Rd	Ipswich	06442

Linda K. Brady
93 Pond Meadow Road
Ivoryton, CT 06442

14 June 2023

Town of Essex
Building Department
29 West Avenue
Essex, CT 06426

To Whom it May Concern:

Crystian Morales is remodeling his house at 97 Pond Meadow Road, Ivoryton. He is going to build a wrap-around porch on two sides, one of which will come close to my property line. I have no problem with this construction.

Sincerely,

A handwritten signature in cursive script that reads "Linda K. Brady". The signature is written in black ink and is positioned above the printed name.

Linda K. Brady

