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Town of Essex Zoning Board of Appeals

29 West Avenue, Essex, CT 06426

✓ #109

Variance Application

Date received by office 8/23/23 Application fee - \$50 + State fee - \$60 = \$110 Pd.

Application # 23-12 Hearing Date Sept. 19, 2023

Premises: Street Address 147 Main St., Ivoryton

Assessor's Map # 58 Lot # 20 Lot Area 0.4 ac

Zoning District VR Deed Reference: Book 353 Page 246

Owner of Property One Via Verona LLC

Address 33 Foxboro Rd Essex, Ct 06426
Street Town State Zip

Telephone 860-964-0927 Email: Keith@Saybrookhome.com
home work

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) Keith Bolles Date 8/15/2023

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 checked="" 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	Existing	Requested
<u>40I.1</u>	Setbacks	16.9	16.9

	Height	Existing	Requested
<u>50D - Extension of Non Conformity</u>			
<u>60B - Side Setback is 25'</u>			<u>I'm requesting 16'9"</u>

(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 garage to be 20' long instead of 18' long
- Same Set back 16'9"; 2' closer to main st.
- No change in usage. The width stays the same.
- The proposed height is 14'2". We are not sure what the height

was because it has been removed. The architect draw plans to fit the

(Please attach supplemental sheets if space provided is insufficient)

Property,

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. The lot is very narrow and the steep topography restricts the location of the new garage.

b. _____

c. _____

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

a. Lot is only 70' wide

b. _____

c. _____

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

a. N.A.

b. _____

c. _____

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

a. Expansion of the garage by 2' will safely allow today's average full size car or truck to fit inside.

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 Keith Boller Date: 8-21-23

Signature of property owner Keith Boller member Date: 8-21-23

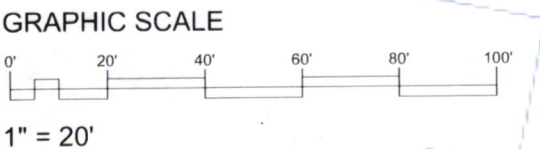


LINE REPRESENTS FRONT OF EXISTING 12'x18' GARAGE REMOVED

PROPOSED 12' x 20' GARAGE

PROPOSED ADDITION

PROPOSED PORCH



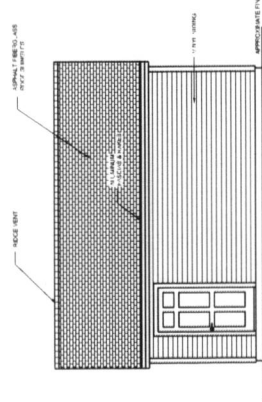
Walnut St



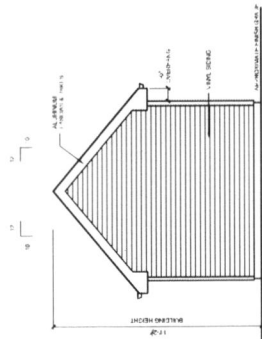
Main

PROPOSED ADDITION & GARAGE
SINGLE FAMILY RESIDENCE
147 MAIN STREET
IVORYTON, CONNECTICUT

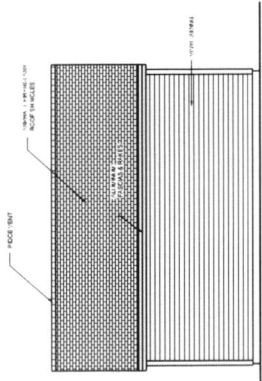
8/15/23 Rev 2



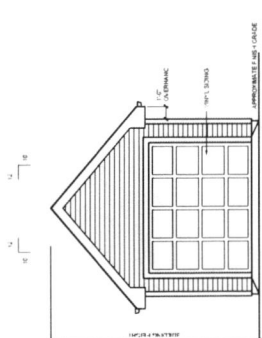
RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



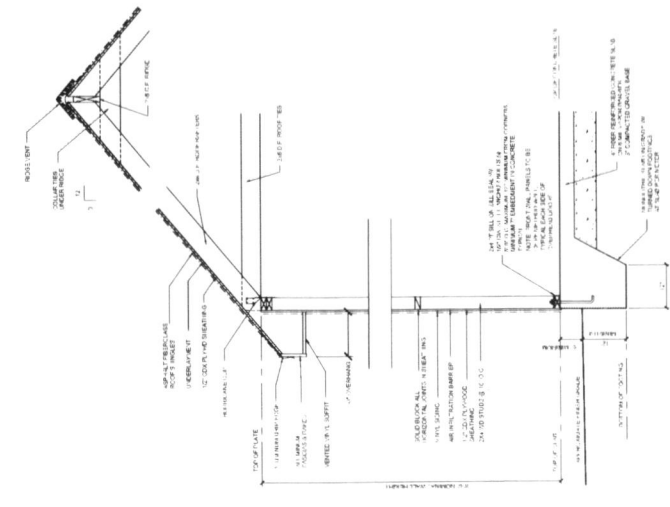
REAR ELEVATION
Scale: 1/4" = 1'-0"



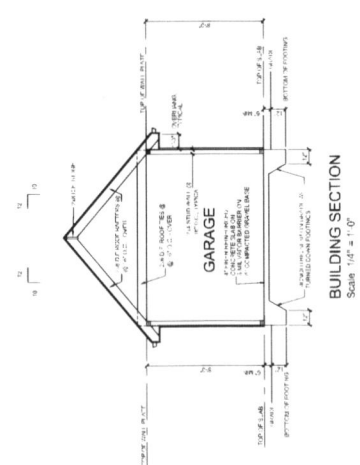
LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



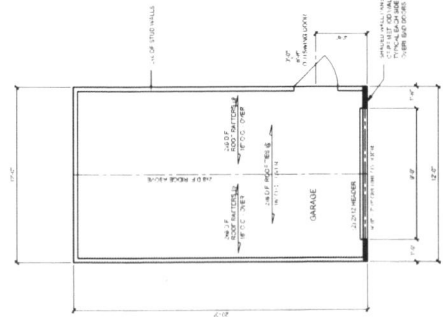
FRONT ELEVATION
Scale: 1/4" = 1'-0"



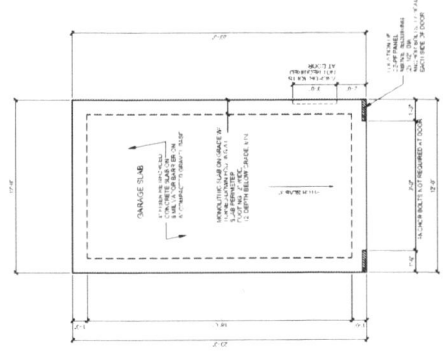
TYPICAL WALL SECTION
SCALE: 3/4" = 1'-0"



BUILDING SECTION
Scale: 1/4" = 1'-0"



FLOOR PLAN
Scale: 1/4" = 1'-0"



FOUNDATION PLAN
Scale: 1/4" = 1'-0"

DETAIL 1
CS-PF METHOD CONSTRUCTION DETAILS
NOTE TO SCALE

GENERAL NOTES:
1. CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE 2018 IRC.
2. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 IRC.
3. FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 IRC.
4. ALL METAL CONNECTIONS SHALL BE TREATED TO PREVENT CORROSION.
5. ALL WOOD SHALL BE TREATED TO PREVENT TERMITES AND OTHER INSECT DAMAGE.

PROPOSED CHANGE FOR RESIDENCE	14 MAIN STREET
FLOOR PLAN CONNECT CUT	
DATE	08/20/20
DRAWN BY	JANIS - 22150

A1

