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Town of Essex
Zoning Board of Appeals

29 West Avenue, Essex, CT 06426

BY:

✓ # 1154

Variance Application

Date received by office 9/22/23 Application fee - \$50 + State fee - \$60 = \$110. Pd.

Application # 23-15 Hearing Date Oct. 17, 2023

Premises: Street Address 15 Maple Ave

Assessor's Map # 17 Lot # 22 Lot Area 20,109 ac 97 ft

Zoning District VR Deed Reference: Book _____ Page _____

Owner of Property Audrey Weber

Address 15 Maple Ave Essex CT 06426
Street Town State Zip

Telephone _____ Email: _____
home work

Applicant (if not owner) Fred & Audrey Weber

Address 15 Maple Ave Essex CT 06426
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 BOARDOR 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) Audrey Weber Date 9-22-23

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 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.		
X 60B	Coverage	7.1%	10.8%
	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)
Addition - Handicap accessible first floor bathroom & Bedroom

(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. Hardship Non compliant size Lot Size.

b. Existing home has only 1 full bath & 2 bedrooms both on second floor!

c. Owners are elderly & require first floor bed & bathroom! Handicap accessible!

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

a. Hardship is the size. We are starting with 2009 sq. ft. We need 60,000 sq. ft. we need ADA Bed/room & Bath.

b.

c.

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

a. Removing 98' sq feet existing side porch to reduce the request for coverage!

b.

c.

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

a. we are not changing the use of the home

b. conforming in design of home & set backs. and height.

c. _____

Have previous applications been made for this property? Yes No

If yes, previous application #s 16-4 Date 3-25-16

Prior variance request: SET Back encroachment Variance Board Action Approved

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.

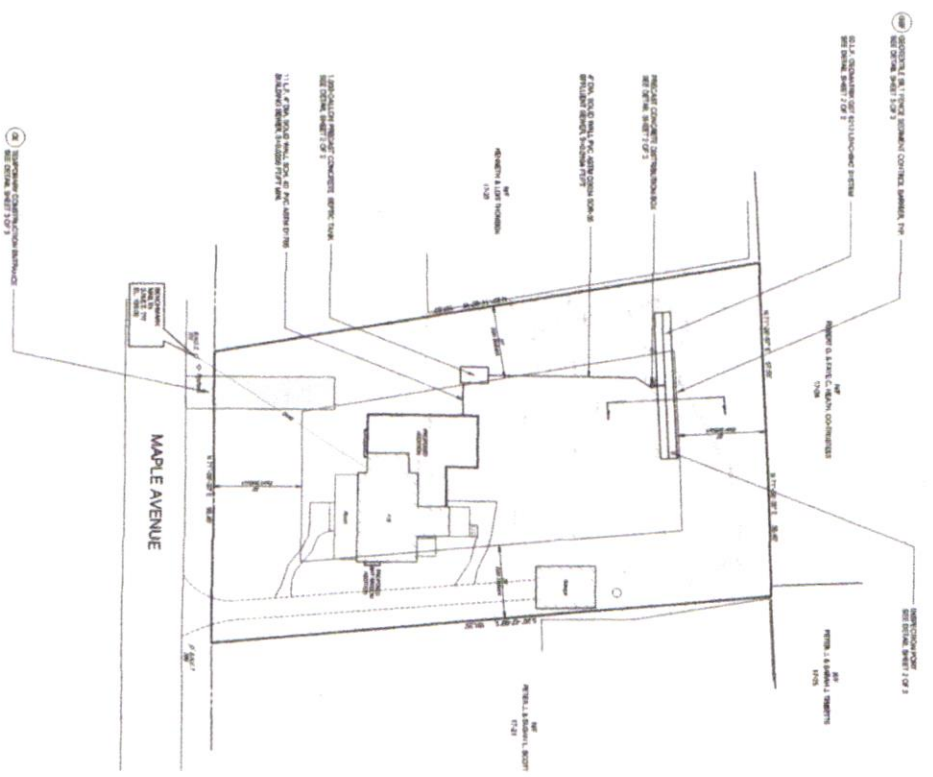
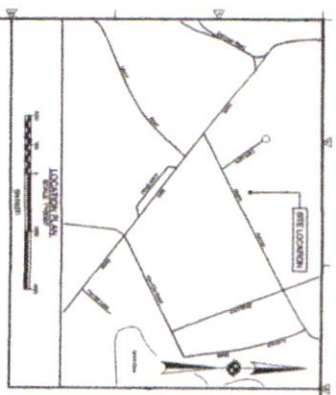
I (we) consent to allow Zoning Board of Appeals members access to the property for informal, independent site visits, for the purpose of evaluating this application prior to the Board rendering its decision.

Signature of applicant Audrey R Weber Date: 9-22-23

Signature of property owner Audrey R Weber Date: 9-22-23

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

NAME	ADDRESS	TOWN	ZIP CODE
Susan + Peter Scott	Maple Ave	ESSEX, CT	06426
Lee + Fred Weber	20 Maple Ave	ESSEX, CT	06426
Ken Thompson	13 Maple Ave	ESSEX, CT	06426



LEGEND

PROPERTY BOUNDARIES	---
EXISTING DRIVE	---
EXISTING SIDEWALK	---
EXISTING UTILITY	---
EXISTING CURB	---
EXISTING DRIVE	---
EXISTING SIDEWALK	---
EXISTING UTILITY	---
EXISTING CURB	---



LAND OF
AUDREY R. WEBER TRUSTEE
 13 BUNDE AVENUE
 ESSEX, CONNECTICUT



- GENERAL NOTES**
1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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EXISTING UTILITIES SCHEDULE

UTILITY	DEPTH	LOCATION	REMARKS
WATER	48"	10.00	10.00
SEWER	48"	10.00	10.00
GAS	48"	10.00	10.00
ELECTRIC	48"	10.00	10.00
TELEPHONE	48"	10.00	10.00
CABLE	48"	10.00	10.00

PROPOSED UTILITIES SCHEDULE

UTILITY	DEPTH	LOCATION	REMARKS
WATER	48"	10.00	10.00
SEWER	48"	10.00	10.00
GAS	48"	10.00	10.00
ELECTRIC	48"	10.00	10.00
TELEPHONE	48"	10.00	10.00
CABLE	48"	10.00	10.00



Summer Hill
 ENGINEER
 1000 Main Street
 Essex, Connecticut

SUBSURFACE SERVICE DISPOSAL SYSTEM PLAN
 GENERAL PLAN
 1 OF 3



FRONT ELEVATION
COPYRIGHT © 2023 BY HOME DESIGNING SERVICE, LTD.



LEFT ELEVATION
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