

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

Modification **Variance Application**

CK # 5600

Date received by office 2/24/23 Application fee - \$50 + State fee - \$60 = \$110 Pd.

Application # 23-2 Hearing Date March 21, 2023

Premises: Street Address 6 Parker Terrace

Assessor's Map # \_\_\_\_\_ Lot # 32-011 Lot Area 0.27 ac

Zoning District VR Deed Reference: Book 0319 Page 0650

Owner of Property Campbell, Katherine C & Colin D

Address 6 Parker Ter, Essex, CT 06426  
Street Town State Zip

Telephone (203) 984-9889 (Mobile) Email: cdouglascampbell@gmail.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 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) [Signature] Date 2/24/23

RECEIVED  
FEB 28 2023

BY: .....

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.		
X 60B	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)

Modification to existing variance that allows a 12'x18' garden shed. Request is for an additional 24sq/ft of lot coverage to allow a 12'x20' post and beam garden shed.

Please see additional details attached.

(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. Please see attached

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b.

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c.

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

a. Please see attached

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b.

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c.

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

a. Please see attached

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b.

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---

c.

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

a. \_\_\_\_\_  
Please see attached

b. \_\_\_\_\_  
\_\_\_\_\_

c. \_\_\_\_\_  
\_\_\_\_\_

Have previous applications been made for this property?  Yes  No

If yes, previous application #s \_\_\_\_\_ Date \_\_\_\_\_  
Prior variance request: \_\_\_\_\_ Variance Board Action \_\_\_\_\_

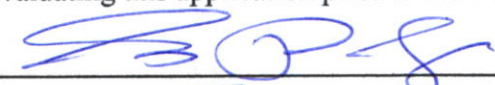
The following items must be included as part of this application:


- 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: 2/24/23

Signature of property owner  Date: 2/24/23



## Zoning Application Modification Details

### Section 3 – Property characteristics

#### Item 1 – Garden Shed – additional lot coverage

There are 2 existing lot characteristics affecting the placement of the proposed shed:

1. The lot is heavily sloped to the rear, angling downhill from NW to SE at a fairly steep slope.
2. Moving the proposed location to the north (the only practical direction, would impinge on the installed septic system leaching field.
  - a. Note that when the septic system was installed there was no other location that would allow it to meet code.
  - b. Septic system is approximately 20' north of the proposed location. (5' required for slab on grade)

### Section 4 – Unique characteristics

1. This is a pre-existing non-conforming lot. Despite a fairly large area (0.27 acres) it has an angled southern border which creates a difficult set back to work within
2. The contours and slopes, as well as large oak trees, make it impossible to bring a pre-fabricated shed up to the planned location. This issue is driving the requested modification to our existing variance. There is no other area on the lot fit for a shed.
3. The town right of way at the east edge reduces the actual legal lot size by 1,200 square feet. This means that while the lot appears to be nearly 13,000 square feet it is only 11,700 square feet, reducing our allowed coverage.
  - a. We make this point that VISUALLY our lot and home appear more open and in keeping with the character of the town.

### Section 5 – Reductions to legal pre-existing

None

### Section 6 – Requested variances are in harmony with the purpose and intent of Essex Zoning

1. Throughout the process of updating our home and grounds we have been consistently careful to ensure that the design and appearance of our additions and improvements remain consistent with the small town New England character of the town.
2. The requested variances are consistent and in keeping with a quiet residential neighborhood
3. The request for additional lot coverage is well within the coverage percentages common in our neighborhood.
  - a. Our existing coverage: 10.7%
  - b. Our proposed coverage: 12.7%
  - c. Abutters are 11.1%, 12.4%, 15.0%, 10.2%, 14.9%, 8.5%
  - d. We were unable to calculate the Stone Hill Condo coverage

## Variance item descriptions and existing conditions

Variance modification item 1 – Modification of existing variance to build an additional 2' to the south. Original variance permitted a new 12'x18' garden shed. Modification is to allow a new permanent 12' x 20' post and beam garden shed rather than the approved 12x18. Lot coverage

Note that this modification does not decrease the rear setback as the additional length parallels the rear property line and is still well clear of the side (south) setback.

Approximate appearance of the garden shed. Requested modification is 2' of additional coverage to the south. That is to the left when viewing the front elevation.:





Existing conditions at location 1:





## 6 Parker Terrace - Campbell

### Attachments

Zoning Application details (2 pages)

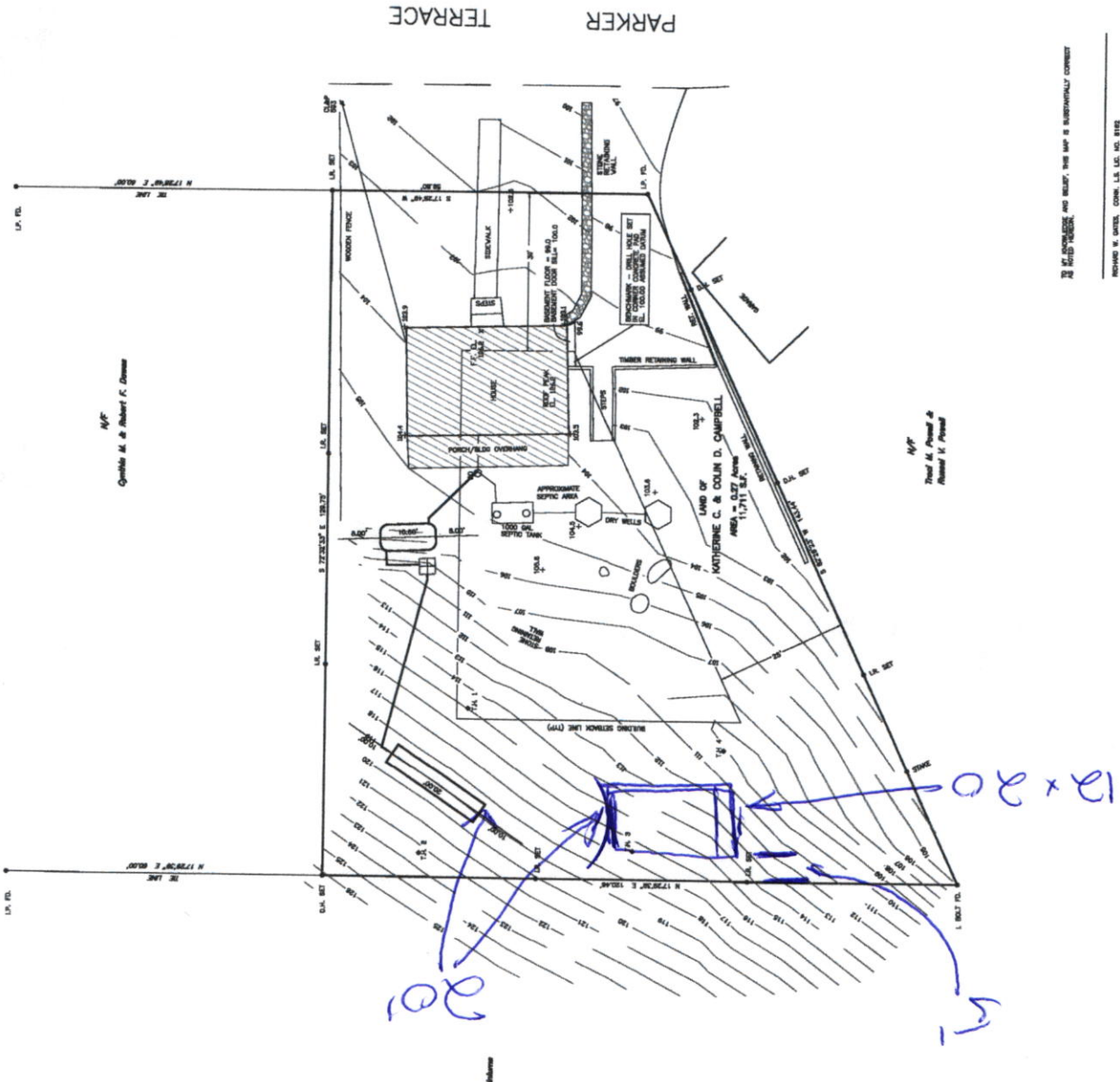
Abutters map (1 page)

Property Deed (3 pages)

Variance Item descriptions and existing conditions photos (5 pages)

Topological maps of property with rough placement of variance item. Septic plan (2 page)

DATE	
SCALE	
PROJECT	
OWNER	
DESIGNER	
APPROVER	



N/P  
Cynthia M. & Robert F. Conway

N/P  
Fred H. Proulx & Robert H. Proulx

N/P  
Sharon P. Hill Construction

- NOTES:
- THIS SHED IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE ESSEX ZONING REGULATIONS AND THE DISTRICT VZ REGULATIONS. THE SHED SHALL BE CONSTRUCTED ON THE SOUTH SIDE OF THE PROPERTY, ADJACENT TO THE EXISTING DRIVEWAY, AND SHALL BE A SINGLE-STORY, GABLE-END, FRAME STRUCTURE. THE SHED SHALL BE CONSTRUCTED TO BE USED TO STORE THE PROPERTY OWNER'S TOOLS AND EQUIPMENT.
  - APPROVED AND USED UNDER THE ESSEX ZONING REGULATIONS AND THE DISTRICT VZ REGULATIONS.
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ESSEX ZONING REGULATIONS - DISTRICT VZ	
REGULATIONS	PROPOSED
MIN. LOT AREA SQ. FT.	11,711 S.F.
MIN. LOT WIDTH FT.	36.0 FT.
MIN. FRONT SETBACK	14 FT.
MIN. SIDE SETBACK	5 FT.
MIN. REAR SETBACK	5 FT.
MAX. BUILDING TOTAL SQ. FT.	1,000 SQ. FT.
MAX. BUILDING HEIGHT FT.	10 FT.
MAX. BUILDING FOOTPRINT	28.7 FT.
MAX. BUILDING AREA	1,000 SQ. FT.

- + ELEV - Spot Elevation
- D.A. - Ditch Hole
- FL - Fenced
- L.P. - Iron Pipe
- T.A. - Test Hole

TO BE ENLARGED AND RELOC. THIS SHED IS SUBSTANTIALLY CORRECT TO EXISTING DESIGN.

RICHARD W. GATES, CORP. L.S. NO. 8142

RICHARD W. GATES  
LAND SURVEYOR  
100 STATE STREET  
SOUTH BRITAIN, CT 06050

PROPERTY SURVEY OF LAND OF  
KATHERINE C. & COLIN D. CAMPBELL  
PARKER TERRACE  
ESSEX, CONNECTICUT

DATE: FEB. 1, 2018  
SCALE: 1"=10'

BOOK NO. 63  
PAGE NO. 178



VERNON JEFFREY H & ROBIN DESJARDINS  
57 WEST AVE  
ESSEX, CT 06426

GRIFFIS ANDREA E  
9 EAST 96TH ST APT 3B  
NEW YORK, NY 10128

KEAN COOPER D  
10 PARKER TERR  
ESSEX, CT 06426

POWER CYNTHIA M & DAWES ROBERT F  
8 PARKER TERR  
ESSEX, CT 06426

LUND THEODORE W & MOLLY WAITE  
53 WEST AVE  
ESSEX, CT 06426

STONE PIT HILL CONDO ASSOCIATION  
STONE PIT HILL RD  
ESSEX, CT 06426

MCGUIRE BENJAMIN M & JANSON JOSHUA R  
5 PARKER TERR  
ESSEX, CT 06426





**Property information**

Property ID 32 11  
 Location 6 PARKER TERR  
 Owner CAMPBELL KATHERINE C & COLIN D



**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.



Approved

Pump

Shed

Dormer

Approved

Modification

