

Town of Essex
Zoning Board of Appeals

RECEIVED
JAN 25 2024
20 West Avenue, Essex, CT 06426
Variance Application

Date received by office BY: _____ Application fee - \$50 + State fee - \$60 = \$110 Pd. #2443

Application # 24-1 Hearing Date 2/20/24

Premises: Street Address 7 North Main

Assessor's Map # 47 Lot # 118 Lot Area 0.15 ac

Zoning District VR Deed Reference: Book 354 Page 818

Owner of Property Rivulet LLC (Steve + Claire Ariyan)

Address 29 Kimberly Ln Madison CT 06443
Street Town State Zip

Telephone (203) 424-3625 Email: SteveAriyan@yahoo.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 1/25/24

Current use of the property Residential Business Farm Other Mixed use

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 or shape of any lot or improvement except in conformity with the zoning regs.		
	Coverage		
	Setbacks		
	Height		
	<u>40I, 1 Setbacks</u>		
	<u>50C-2 / 50D</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)

Expanding living area of existing non-conforming second floor apartment.

(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. Strict use of zoning regulations / setbacks
restricts any expansion of living space (ie narrow lot-)

b.

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

a. Property borders EU zone w/ less setback restrictions.

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. not expanding existing footprint
- b. bringing the building up to current code
- c. enhancing the overall property value (includes adjacent properties)

Have previous applications been made for this property? Yes No

If yes, previous application #s 13-15 Date 8/20/13
Prior variance request: setback, coverage Variance Board Action granted

- CJ
1/31/24

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 ST AG Date: 1/25/24
 Signature of property owner ST AG Date: 1/25/24

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

NAME	ADDRESS	TOWN	ZIP CODE
<i>See attached</i>			

COOLIDGE MARY
8 BUSHNELL ST
ESSEX, CT 06426

RIVULET LLC
29 KIMBERLY LA
MADISON, CT 06443

FORBES ROBERT G III & SOPER MOLLY B
14 NORTH MAIN ST
ESSEX, CT 06426

ESSEX ART ASSOC INC THE
PO BOX 193
ESSEX, CT 06426

ESSEX FOUNDATION INC
PO BOX 64
ESSEX, CT 06426

FIREHOUSE ASSOCIATES LLC
425 E 58TH ST #22-D
NEW YORK, NY 10022

HARRISON KATHLEEN
100 KNOLLWOOD RD
EAST HARTFORD, CT 061181732

DOYLE RAYMOND
212 RESERVOIR ROAD
KILLINGWORTH, CT 06419

7 PRATT STREET LLC
7 GLEN GROVE ROAD EXT
DEEP RIVER, CT 06417

7 PRATT STREET LLC
7 GLEN GROVE ROAD EXT
DEEP RIVER, CT 06417

7 PRATT STREET LLC
7 GLEN GROVE ROAD EXT
DEEP RIVER, CT 06417

PRATO GREGORY P
12 BUSHNELL ST
ESSEX, CT 06426

MCKEE GARVIN F & CINDY
9 NORTH MAIN ST
ESSEX, CT 06426

SMITH MARY W
8 NORTH MAIN ST
ESSEX, CT 06426

TALBOTS THE INC
PO BOX 92129
SOUTHLAKE, TX 76092

GRACEFUL PROPERTIES LLC
18 WARPAS RD
MADISON, CT 06443

BLT 22 LLC
765 EAST MAIN ST
BRANFORD, CT 06405

G & P TRUST
PO BOX 995
ESSEX, CT 06426

BUSHNELL MANAGEMENT LLC
12 BUSHNELL ST
ESSEX, CT 06426

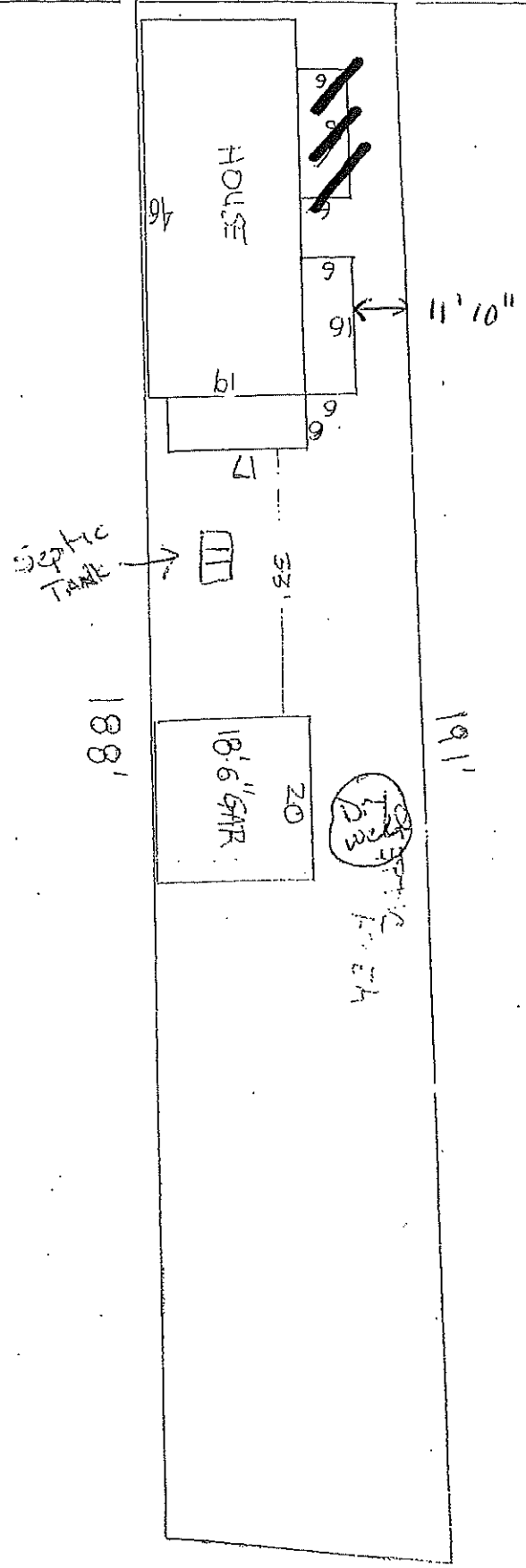
HECK BLAINE & CHRISTOPHER
9 PRATT ST
ESSEX, CT 06406

BUSHNELL MANAGEMENT LLC
12 BUSHNELL ST
ESSEX, CT 06426

HAUSE CAROLYN K & JONES MATTHEW C (JT)
6 NORTH MAIN ST
ESSEX, CT 06426

KIM JUN YOUNG & SO YOUNG 2/3 INT & KIM
KYUNGKOO 1/3 INT
11 NORTH MAIN ST
ESSEX, CT 06426

32' N. MAIN ST.

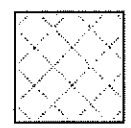
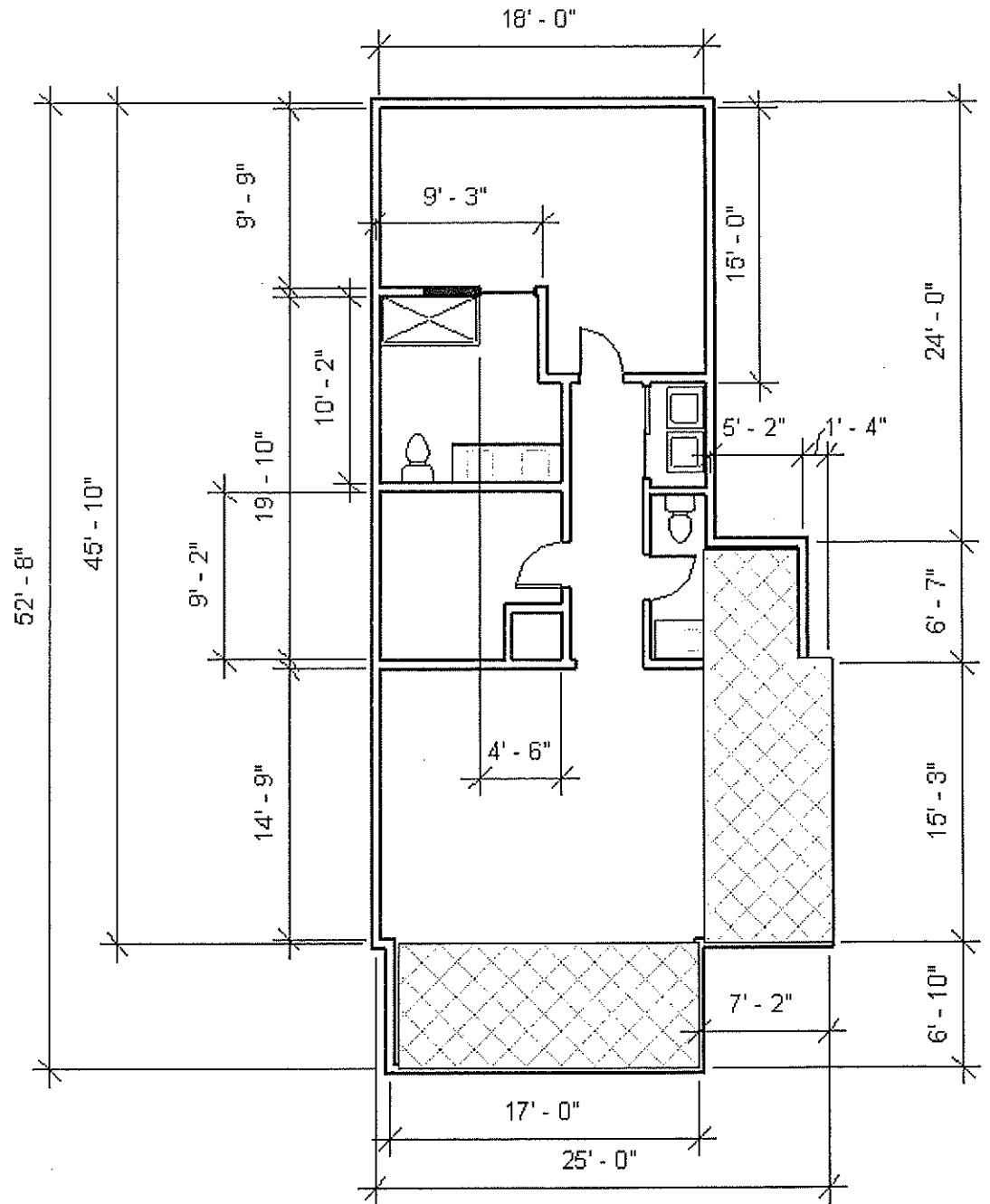


PROPERTY OF
 MICHAEL, LUCILLE & MARJORIE SPINA
 7 NORTH MAIN ST. SESEY

7 North Main

PROPOSED

(Street)



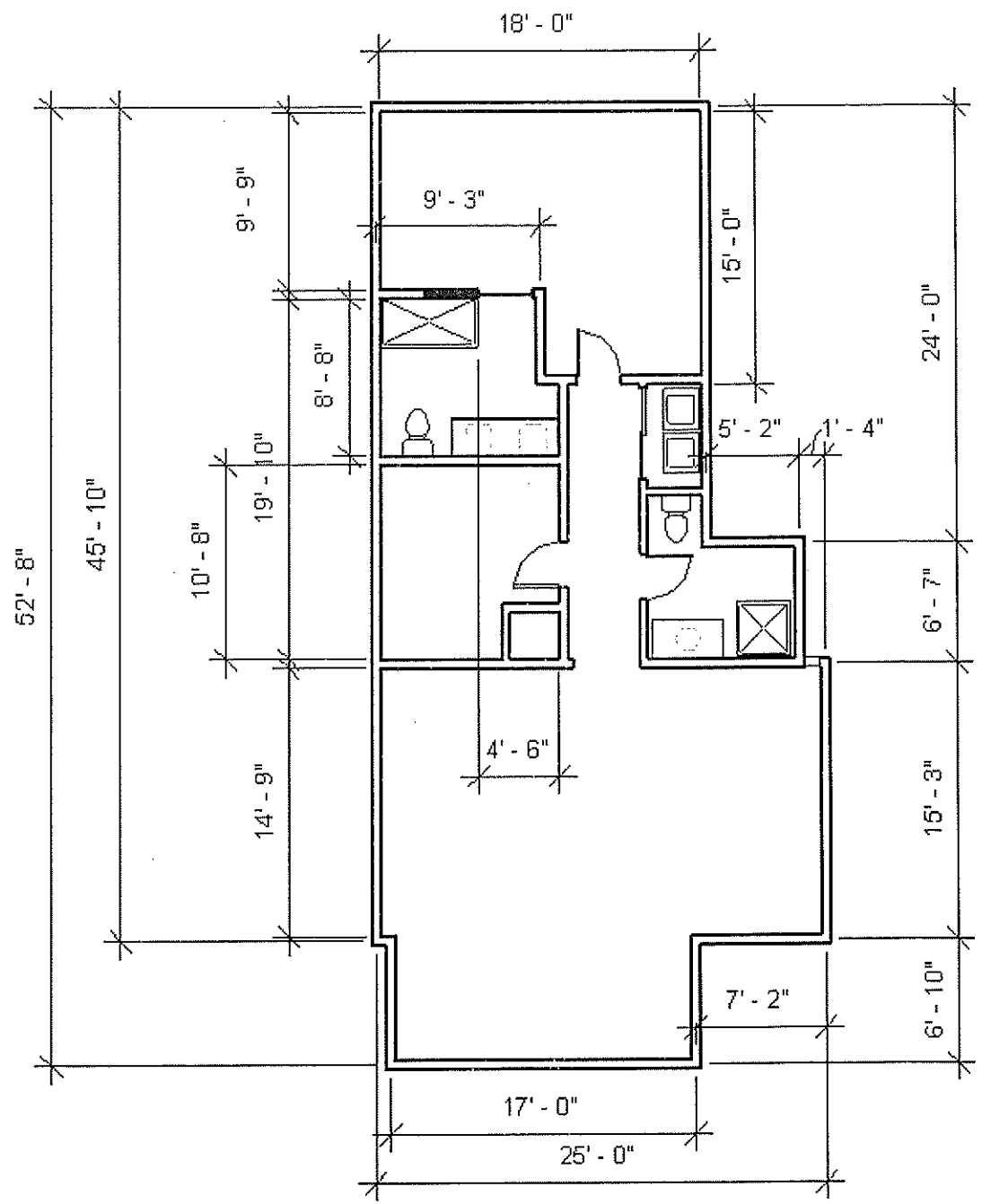
Indicates proposed change to roofline/vertical addition

(Rear)

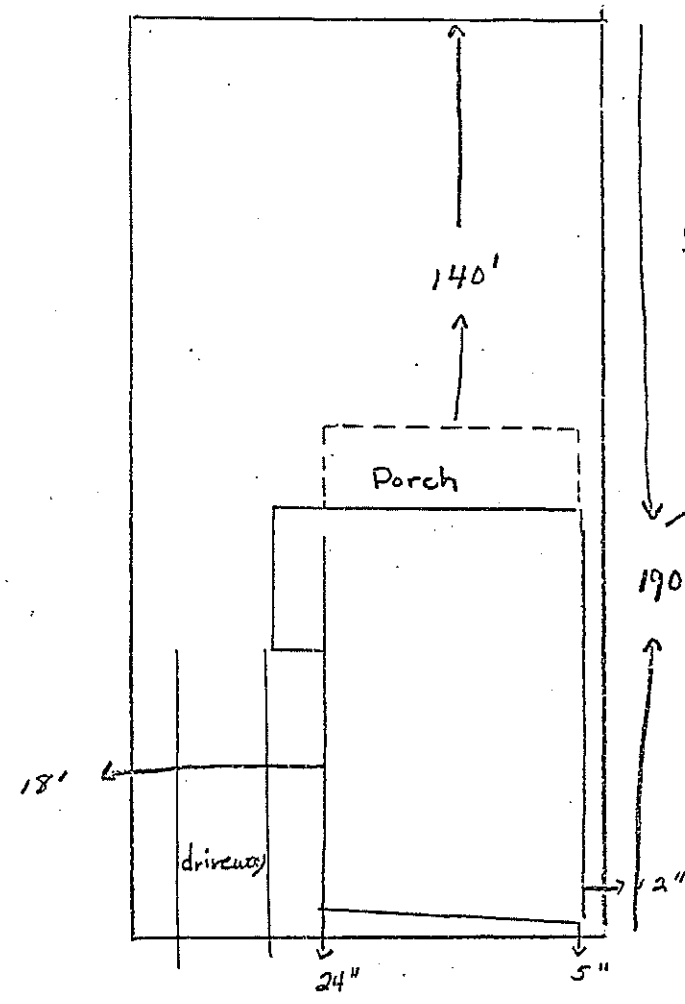
7 North Main

EXISTING

(Street)



(rear)



Property of
Carmela DeStefano
16 No. Main Street

map. 47 lot 118

140'

Porch

18'

driveway

24"

5"

12"

190

Health Dept Review of the B100a Application
FOR OFFICE USE ONLY

Street Location 7 No. Main St. Map 47 Lot 118

Is the parcel in a Water Resource District? Yes (refer to zoning regs Section 104E.5) No
 Is a Nitrate and Coliform Analysis Required? No

Preliminary Review of New Construction/Subdivision/Lot Line Change? Yes No Plan Date _____

Existing Septic System Information: AS-BUILT on file? Yes No Lot Size _____

Septic Design Size _____ Installation Date _____ Installer _____ License # _____

Tank Size _____ Pump Chamber _____ SF Prov'd _____ SF Req'd _____

Leaching System (describe) _____

NOTES _____

Soil test completed on 1/10/2024 and a Code-compliant septic system repair plan is on file for a 2-bedroom apartment and 1 retail business.

B100a Septic System Requirements

Soil Test Date 1/10/24

Does the septic system meet B100a requirements? Yes No Is additional Soil Test Needed? Yes No

Has a Code Complying Area been determined? Yes No Testing used from another property located at: _____

If NO, has a repair area been determined? Yes No no muss.

Is a repair/modification required? Yes No Percolation Rate 1-10 min/inch

Not Approved: Proposal must be re-submitted with a plan showing potential area for septic system that meets all requirements of the CT PHC Section 19-13-B100a. Please contact the Health Department.

Approved with the following modifications of the existing septic system _____

Preliminary Approval for septic design _____

Approved with no modification of the existing septic system _____

Signature: Lisa Fauro Date: 1/25/2024
Director of Health, Registered Sanitarian or Authorized Agent

Application # 24-2BHA Date 1/12/2024 Fee Paid (check #) _____

VOL 300 PAGE 0788

Town of Essex - Zoning Board of Appeals

29 West Avenue, Essex, CT 06426 Phone: 860-767-4340 x 119 Fax: 860-767-8509

Notice of Variance Granted

To

Harold F. and Lorie T. Reed

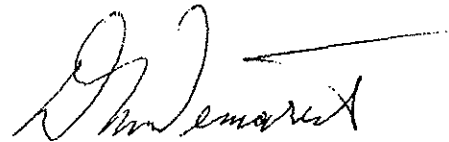
With regard to **Application No. 13-15** the Essex Zoning Board of Appeals granted a variance on behalf of Harold Reed, for the property located at 7 North Main Street, Essex CT, Assessor's Map 47 Lot 118, VR District. The variances are to sections 40D, 40E, 40I.1, 50D and 60B of the Essex Zoning Regulations. Approval from the ZBA is to allow the replacement of a deck with a larger 8' x 10' deck within each side setback area. Also, to increase building coverage from 23.2% to 23.49% where 7.5% is the maximum allowed.

The hardship associated with this proposal is the safety issue of the deck. There is a minimum increase of the coverage.

This Variance is approved based on the plans as submitted.

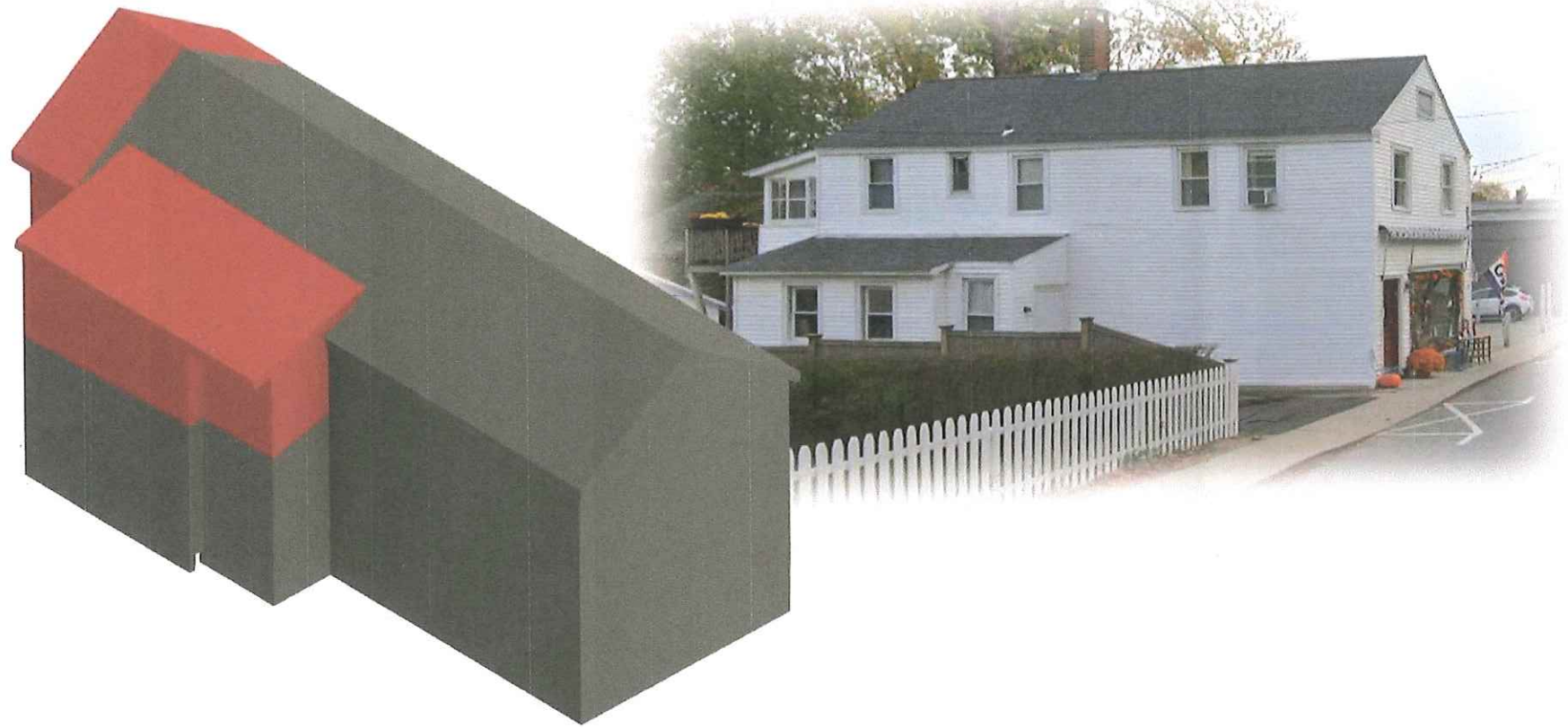
The Variances were granted at a meeting which was conducted on August 20, 2013 and shall be effective as of the date recorded on the Essex Land Records.

Essex Zoning Board of Appeals



Doug Demerest, Vice-chairman

RECEIVED FOR RECORD
9-13 2013 at 9:15AM
Francesca D. Dolin
ESSEX, CT TOWN CLERK



**STRUCTURAL MODIFICATIONS
FOR SECOND FLOOR ADDITION
7 NORTH MAIN ST
ESSEX, CT**

SCHEDULE OF DRAWINGS:

- C-1 - COVER SHEET**
- S-1 - FLOOR PLAN**
- S-2 - SECTION A-A**
- S-3 - SECTION B-B**
- S-4 - FOUNDATION PLAN**
- A-1 - REF FLOOR PLANS**



**STRUCTURAL MODIFICATIONS
FOR SECOND FLOOR ADDITION
7 NORTH MAIN ST
ESSEX, CT**

TORELLO
ENGINEERS
DESIGN - INVESTIGATION - INSPECTION
215 Essex Plaza, Essex, CT 06426
860-767-7075

C-1

DEC 13 2023

NORTH MAIN STREET

PROJECT NORTH

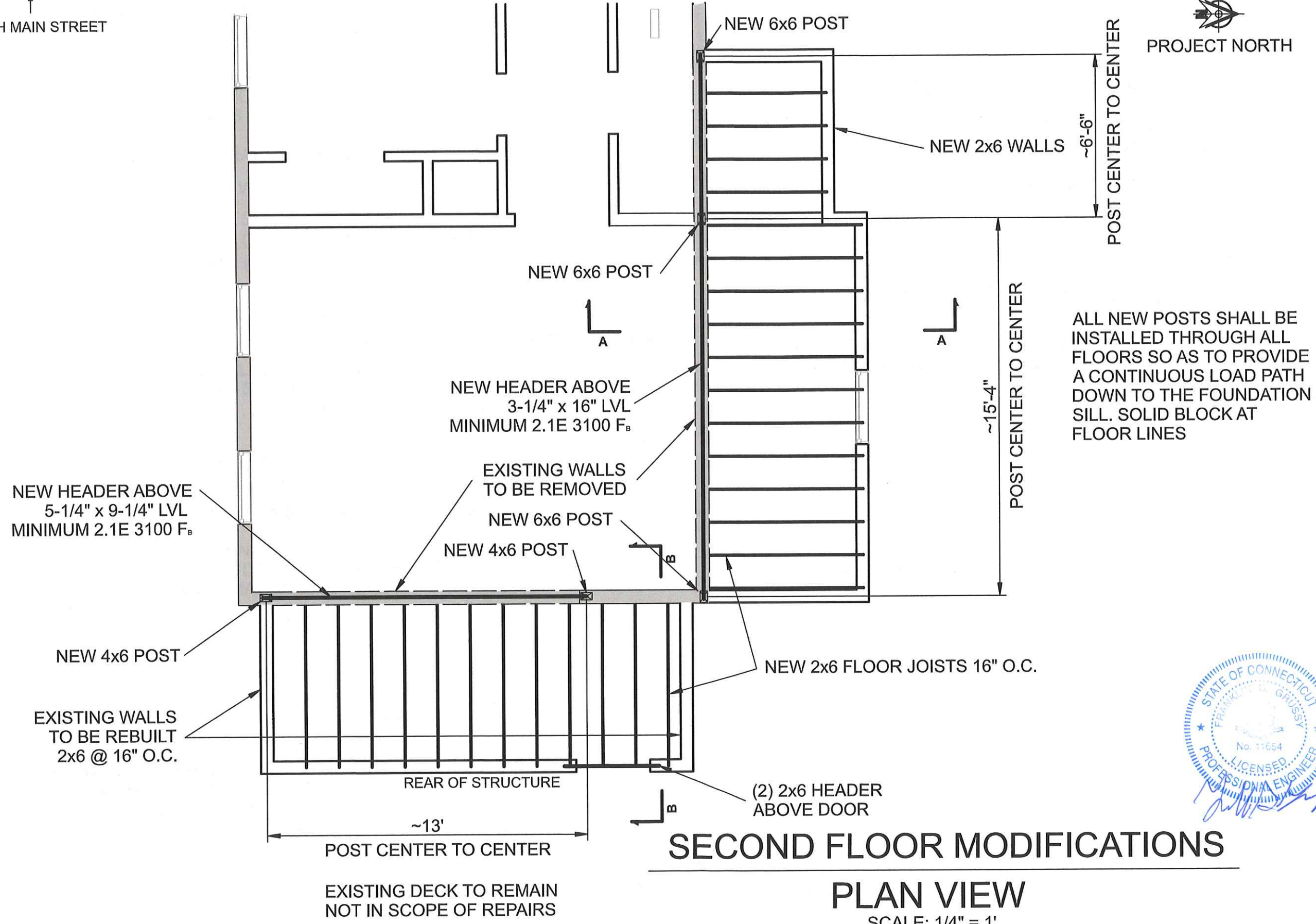
TORRELLIO
ENGINEERS
DESIGN - INVESTIGATION - INSPECTION
215 Essex Plaza, Essex, CT 06426 860-767-7075
TorelloEngineers.com

**STRUCTURAL MODIFICATIONS
FOR SECOND FLOOR ADDITION**
7 NORTH MAIN STREET
ESSEX, CT 06426
PROJECT # 32405

STATE OF CONNECTICUT
FRANKIE G. GRUSSY
No. 11654
PROFESSIONAL ENGINEER

S-1

DEC 13, 2023



ALL NEW POSTS SHALL BE INSTALLED THROUGH ALL FLOORS SO AS TO PROVIDE A CONTINUOUS LOAD PATH DOWN TO THE FOUNDATION SILL. SOLID BLOCK AT FLOOR LINES

SECOND FLOOR MODIFICATIONS

PLAN VIEW

SCALE: 1/4" = 1'

NORTH MAIN STREET



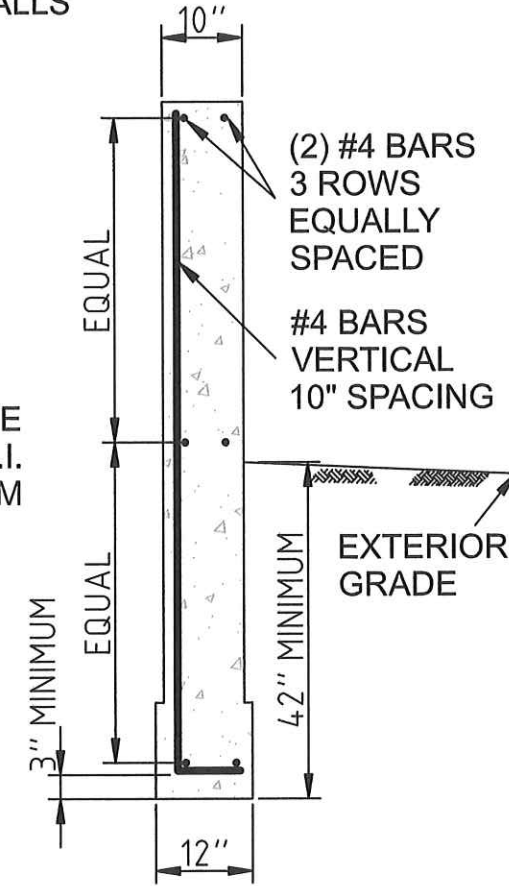
PROJECT NORTH

NEW 6x6 POST CONTINUOUS TO NEWLY INSTALLED HEADER ABOVE SOLID BLOCK AT FLOOR LINE'

NEW 10" FOUNDATION WALLS ON 12" STRIP FOOTING PER DETAIL 2

VERIFY OR PROVIDE 10" FOUNDATION WALLS ON 12" STRIP FOOTING PER DETAIL 2

NEW CONCRETE 3000 P.S.I. MINIMUM



DETAIL 2

SCALE: 1/2" = 1'

NEW 10" FOUNDATION WALLS ON 12" STRIP FOOTING PER DETAIL 2

1. SILL DAMAGE HAS BEEN OBSERVED DURING INSPECTION. ALL POSTS SHALL BEAR ON SOLID SILL. INSECT AFFECTED AREAS WILL REQUIRE REPLACEMENT.



EXISTING STONE FOUNDATION

EXISTING POURED CONCRETE FOUNDATION WALL

NEW 4x6 POST CONTINUOUS TO NEWLY INSTALLED HEADER ABOVE SOLID BLOCK AT FLOOR LINE'

EXISTING 8" BLOCK FOUNDATION WALL ON 24"+ FOOTING

6'-10"

17'-4" +/-

EXISTING 8" SQ. BRICK PIERS (TYPICAL)

REMOVE PIER

EXISTING FOUNDATION WALL

REMOVE PIER

7'-2"

FOUNDATION PLAN PLAN VIEW

SCALE: 1/4" = 1'

TORRELLIO
ENGINEERS
DESIGN - INVESTIGATION - INSPECTION
215 Essex Plaza, Essex, CT 06426 860-767-7075
TorelloEngineers.com

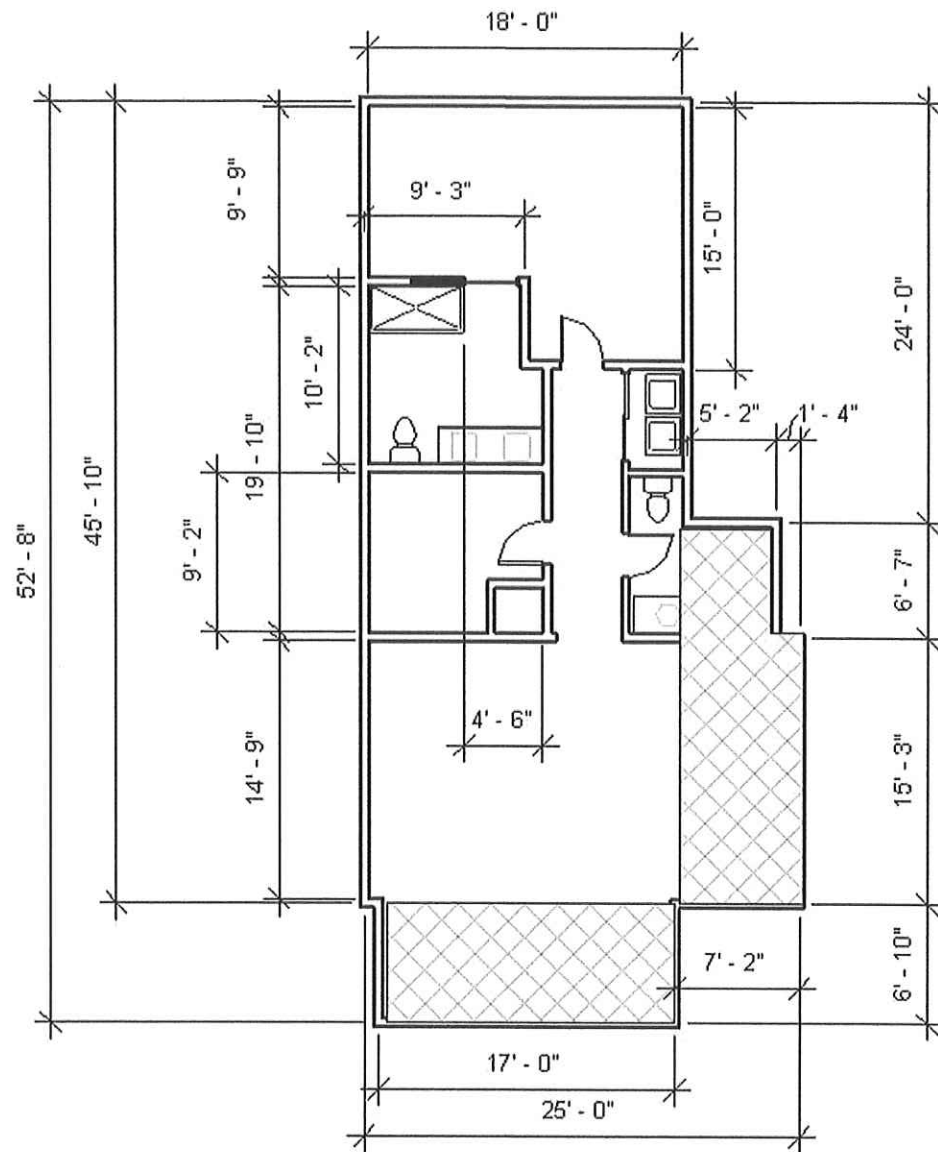
**STRUCTURAL MODIFICATIONS
FOR SECOND FLOOR ADDITION**


7 NORTH MAIN STREET
ESSEX, CT 06426

PROJECT # 32405

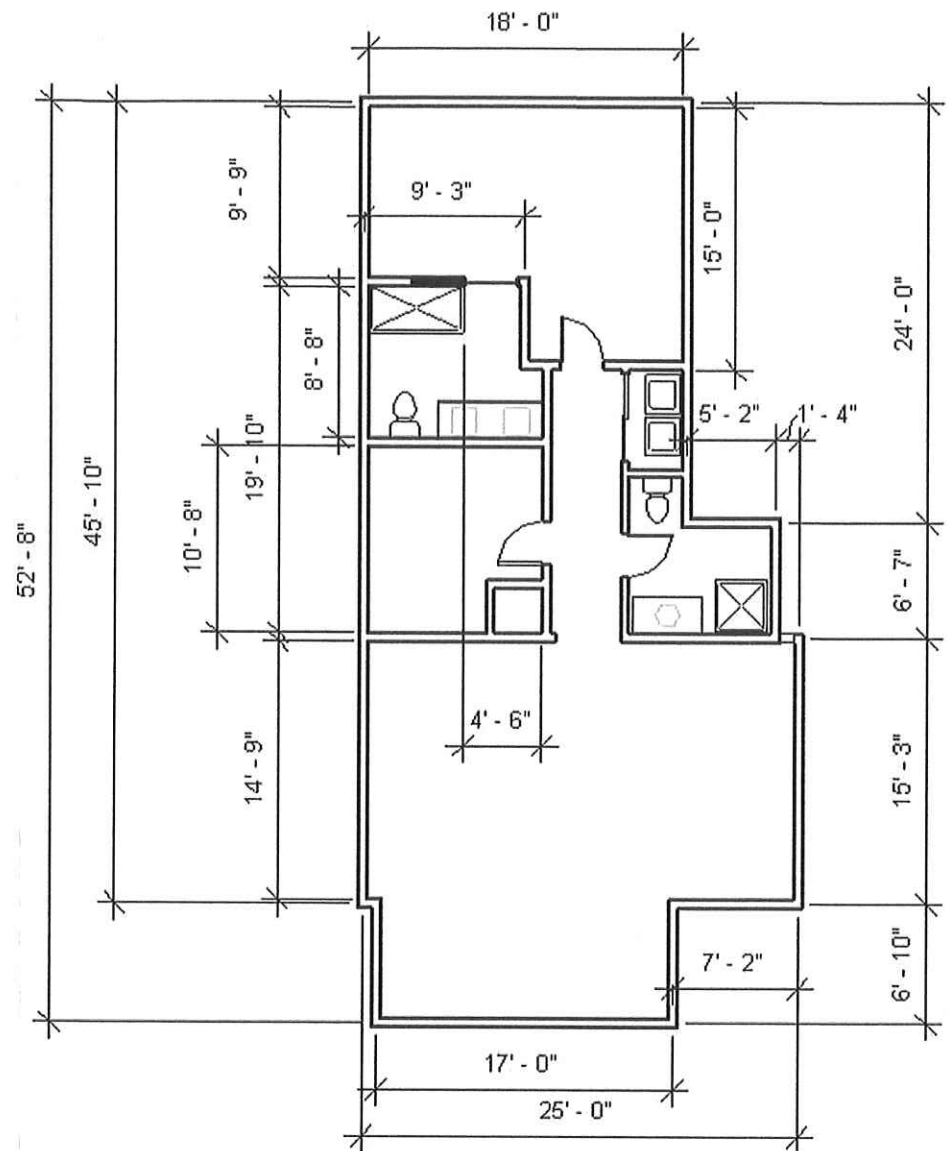
S-4

DEC 13, 2023



 Indicates proposed change to roofline/vertical addition

EXISTING 2ND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN

THESE PLANS FOR REFERENCE ONLY - PROVIDED BY CLIENT