

Town of Essex
Zoning Board of Appeals

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

Date received by office By: _____ Application fee - \$50 + State fee - \$60 = \$110 Pd. \$174

Application # 243 Hearing Date _____

Premises: Street Address 17 Riverview Street

Assessor's Map # 16 Lot # 13 Lot Area 1.23 ac

Zoning District VR - Villiage Residential Deed Reference: Book _____ Page _____

Owner of Property Tim and Lisa Ghriskey

Address 17 Riverview Street Essex CT 06426
Street Town State Zip


Telephone 914.318.3715 Email: lisabghriskey@gmail.com,
home work timghriskey@gmail.com

Applicant (if not owner) Hope Proctor, Proctor Architects

Address 28 Main Street Suite 4 Essex CT 06426
Street Town State Zip

Telephone 860.767.0767 Email: hope@proctorarchitects.com
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)  Date 01.21.24

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	9'-0"	15'-1 1/2" - At new dormer
<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	8%	8%
60B	Setbacks	9'-0"	15'-1 1/2"
	Height		
<input checked="" type="checkbox"/> 50C.2	Change to non-conformity-no change to a different non-conforming characteristic with regards to setback.		
<input checked="" type="checkbox"/> 50D	No improvements having a nonconforming characteristic shall be enlarged or expanded.		

(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)

We are requesting a variance for a side yard setback of 15'-1 1/2" where 25' is required. We asking to construct a dormer on an existing roof that is currently located within the setback at 9'-0" off the property line.

(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. The existing house does not have an egress window in a bedroom, this dormer would allow the homeowners to provide a code required egress window into the bedroom.

b.

c.

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

a. Please see answer above.

b.

c.

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

a. A portion of the existing house is located 9'-0" off the property line, the proposed dormer would be located 15'-1 1/2" off the property line.

b.

c.

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

a. _____
We are creating a safer condition for the residence in the house.

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 [Signature] Date: 1/21/24

Signature of property owner [Signature] Date: 1/23/24

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

NAME

ADDRESS

TOWN

ZIP CODE

Please see attached for list of Abutting neighbors.



Proctor Architects, LLC

Ghriskey Residence
17 Riverview Street

LIST OF ABUTTING NEIGHBORS

Peter & Catherine Luukko
19 Riverview Street
Essex, CT 06426

Peter Wallace & Katrina Wall
15 Riverview Street
Essex, CT 06426

Robert Nussbaum & Claire Matthews
18 Riverview Street
Essex, CT 06426

22 Riverview Essex, LLC
P.O. Box 1533
Pennington, NJ 08534

26 Riverview Essex, LLC
P.O. Box 1533
Pennington, NJ 08534

Laude Revocable Trust
16 Riverview Street
Essex, CT 06426