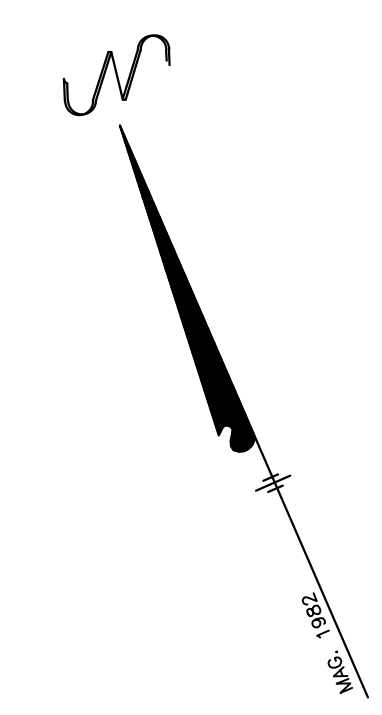
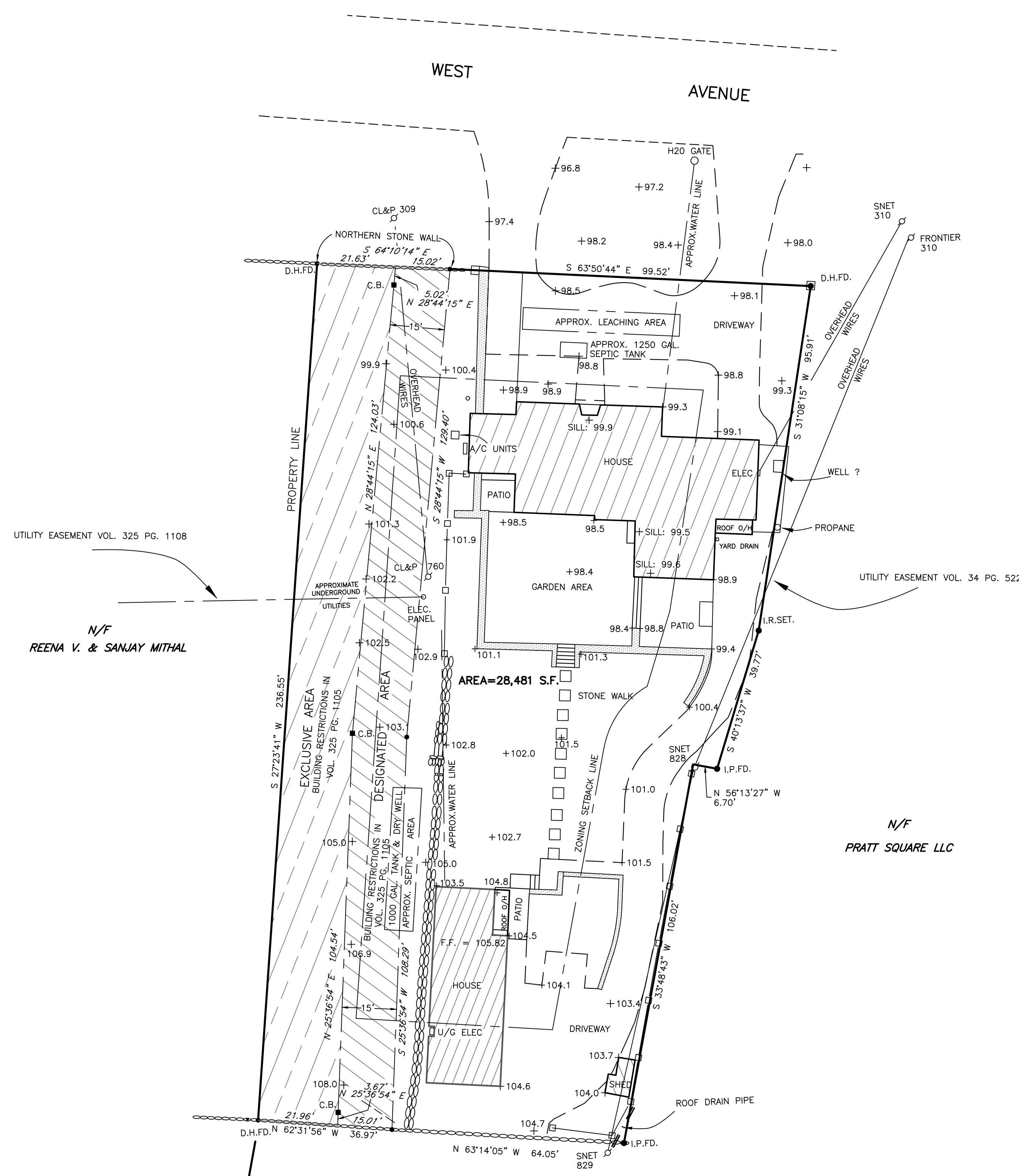


| DATE | REVISIONS | CK |
|------|-----------|----|
| | | |
| | | |
| | | |



| ESSEX ZONING REGULATIONS — DISTRICT VR | | | |
|--|-------------|--|-------------|
| REGULATIONS | REQUIRED | EXISTING | PROPOSED |
| MIN. LOT AREA SQ FT. | 60,000 S.F. | 28,481 S.F. | 28,481 S.F. |
| LOT WIDTH | 120 FT. | 101.02' FT. | |
| SETBACKS: | | | |
| MAIN HOUSE: | | | |
| FRONT SIDE | 30 FT | 33.6 FT. | |
| REAR SIDE | 25 FT | 6.3 FT 44.9 FT (9.2 FT FROM EASEMENT) | |
| REAR RESIDENCE BLDG.: | | | |
| FRONT SIDE | 30 FT | 170.1 FT. | |
| REAR SIDE | 25 FT | 36.4 FT. 44.5 FT. (9.0 FT. FROM EASEMENT) | |
| REAR | 30 FT | 13.4 FT. | |
| BUILDINGS TOTAL SQ FT. | 2848 S.F. | 3864 S.F. | S.F. |
| COVERAGE | 10% | 13.6% | % |
| MAX. HEIGHT | 30 FT | | |



UTILITY EASEMENT VOL. 325 PG. 1108
N/F
REENA V. & SANJAY MITHAL

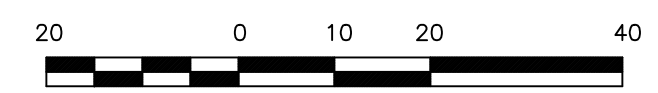
N/F
PRATT SQUARE LLC

- NOTES:
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES — "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" IT IS A PROPERTY SURVEY, RESURVEY AND TOPOGRAPHIC SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND VERTICAL ACCURACY CLASS T-2. IT IS INTENDED TO BE USED FOR PLANNING AND DESIGN PURPOSES.
 - REFERENCE MAPS USED ENTITLED:
A. LAND TO BE CONVEYED TO GRETCHEN H. COMSTOCK WEST AVE., ESSEX, CT SCALE: 1"=20' DATE: JULY 7, 2004 BY RICHARD W. GATES, L.S.
B. BOUNDARY SURVEY # 22 WEST AVENUE ESSEX, CONNECTICUT PROPERTY OF LAURITZ AND YEON HAN HENTON SCALE: 1"=20' DATE: 5-1-06 BY WILLIAM HEARN L.S.
 - SEPTIC INFORMATION SHOWN TAKEN FROM TOWN OF ESSEX BUILDING DEPARTMENT FILE.
 - PARCEL SUBJECT TO EASEMENTS AS STATED IN AMENDED AND RESTATED EASEMENT AGREEMENT, VOL. 325 PGS. 1105-1109 AND SHOWN AS EXCLUSIVE AREA AND DESIGNATED AREA.
 - AREA = 0.65 ACRES, 28,481 S.F.
 - UNDERGROUND UTILITIES ARE APPROX. ONLY AND WERE NOT MARKED IN THE FIELD.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Richard W. Gates

RICHARD W. GATES, CONN. L.S. LIC. NO. 8162



- C.H.D. = Connecticut Highway Dept. Monument
- D.H. = Drill Hole
- Fd. = Found
- I.P. = Iron Pipe
- L.P. = Light Pole
- C.B. = Concrete Bound

N/F
GEOFFREY S. PAUL TTEE

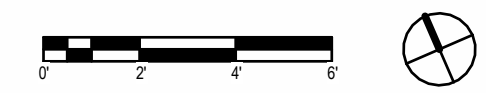
| | | |
|--------------|--|-------------------|
| | RICHARD W. GATES LAND SURVEYOR 81 MAIN STREET CENTERBROOK, CT | |
| | PROPERTY SURVEY OF LAND OF RICHARD & ELEANOR BRAVMAN 22 WEST AVENUE ESSEX, CONNECTICUT | |
| SCALE 1"=20' | DATE SEPT 21, 2023 | IDENT. NO. EX 852 |

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22 WEST AVENUE

ESSEX, CT 06426



PROPOSED SITE PLAN

02/23/24



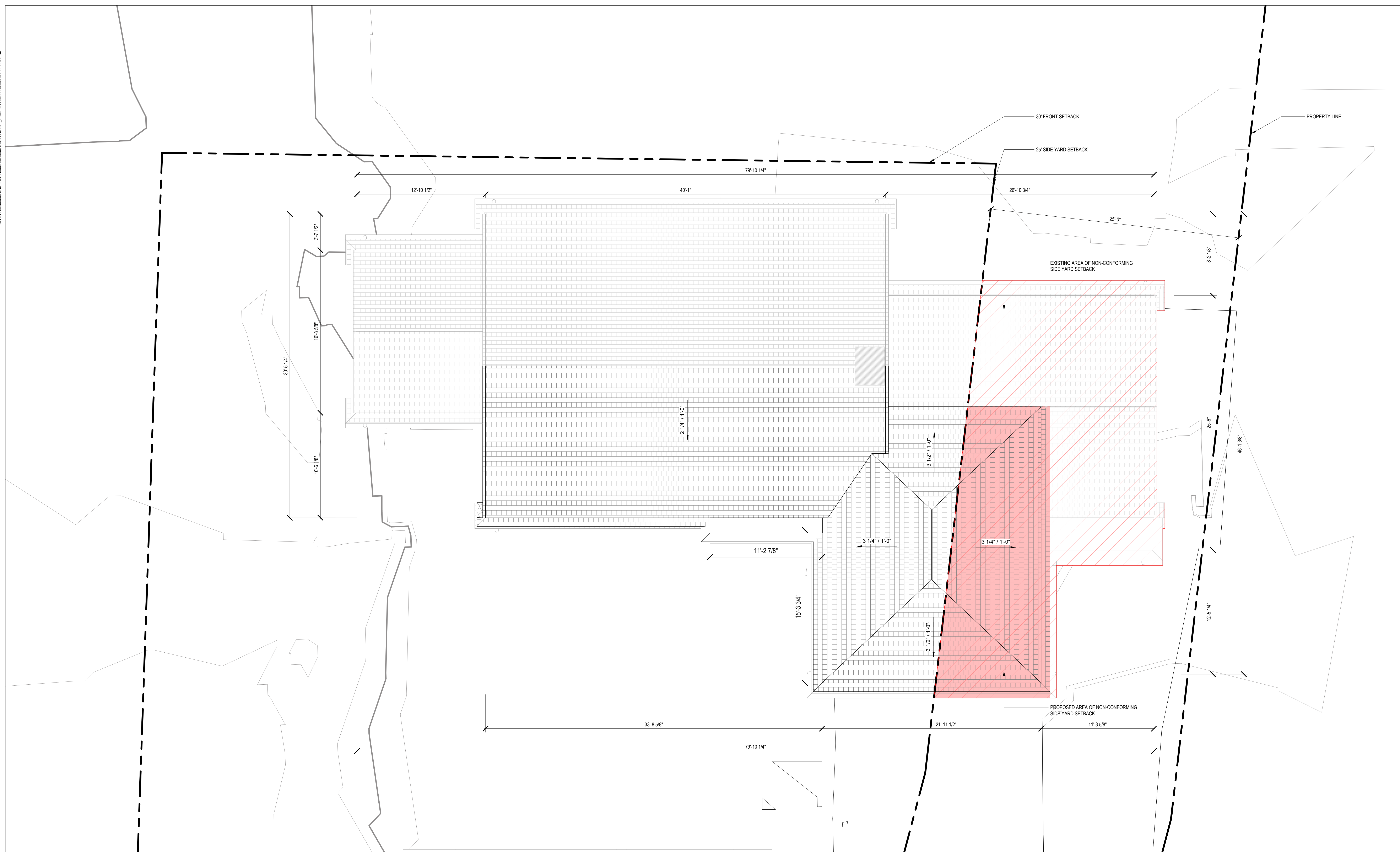
hulburd design
architecture | interiors

DSK

Dewing Schmid Kearns
ARCHITECTS + PLANNERS

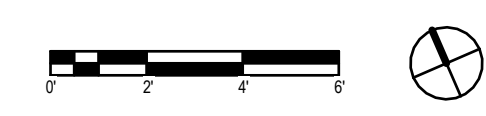
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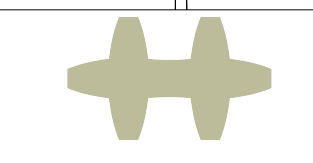
22 WEST AVENUE

ESSEX, CT 06426



PROPOSED ROOF PLAN

02/23/24



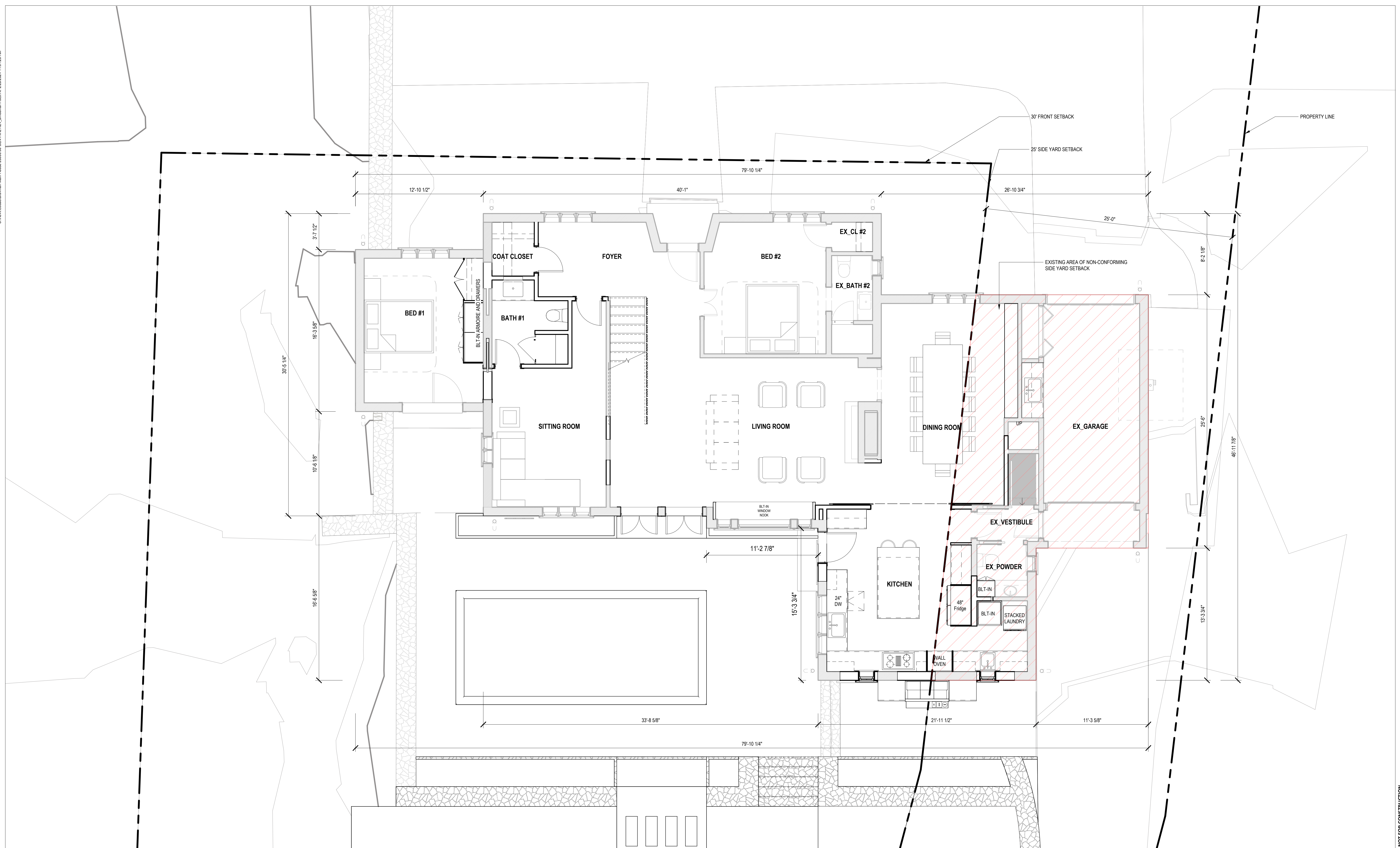
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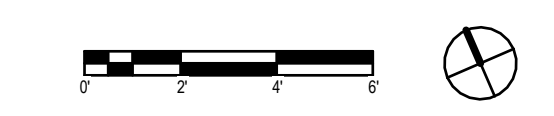
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22 WEST AVENUE

ESSEX, CT 06426



PROPOSED 1ST FLOOR PLAN

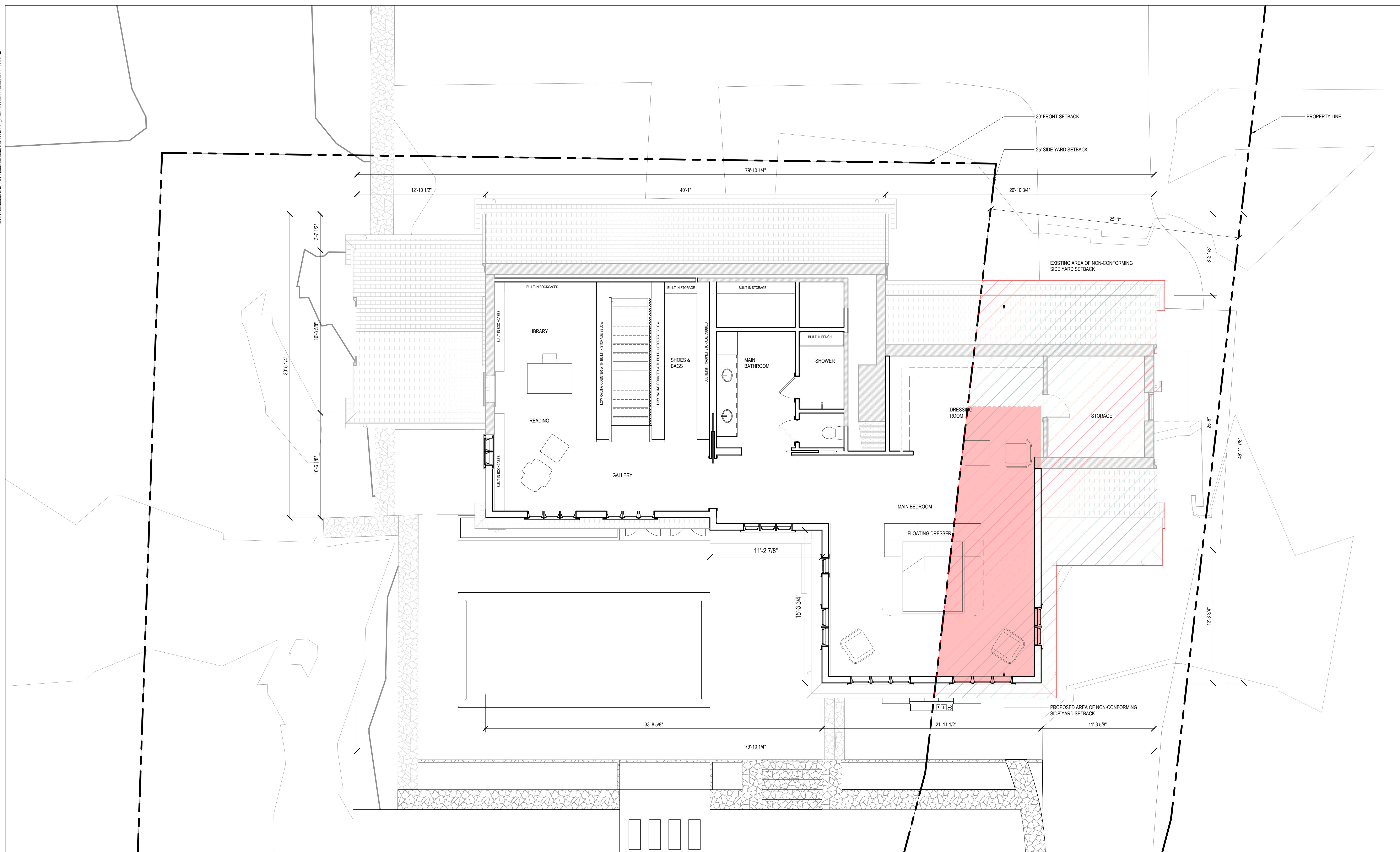
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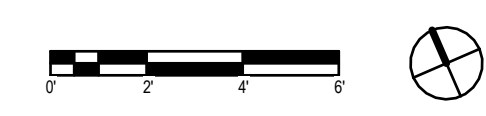
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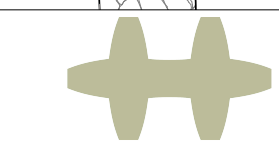
22 WEST AVENUE

ESSEX, CT 06426



PROPOSED 2ND FLOOR PLAN

02/23/24



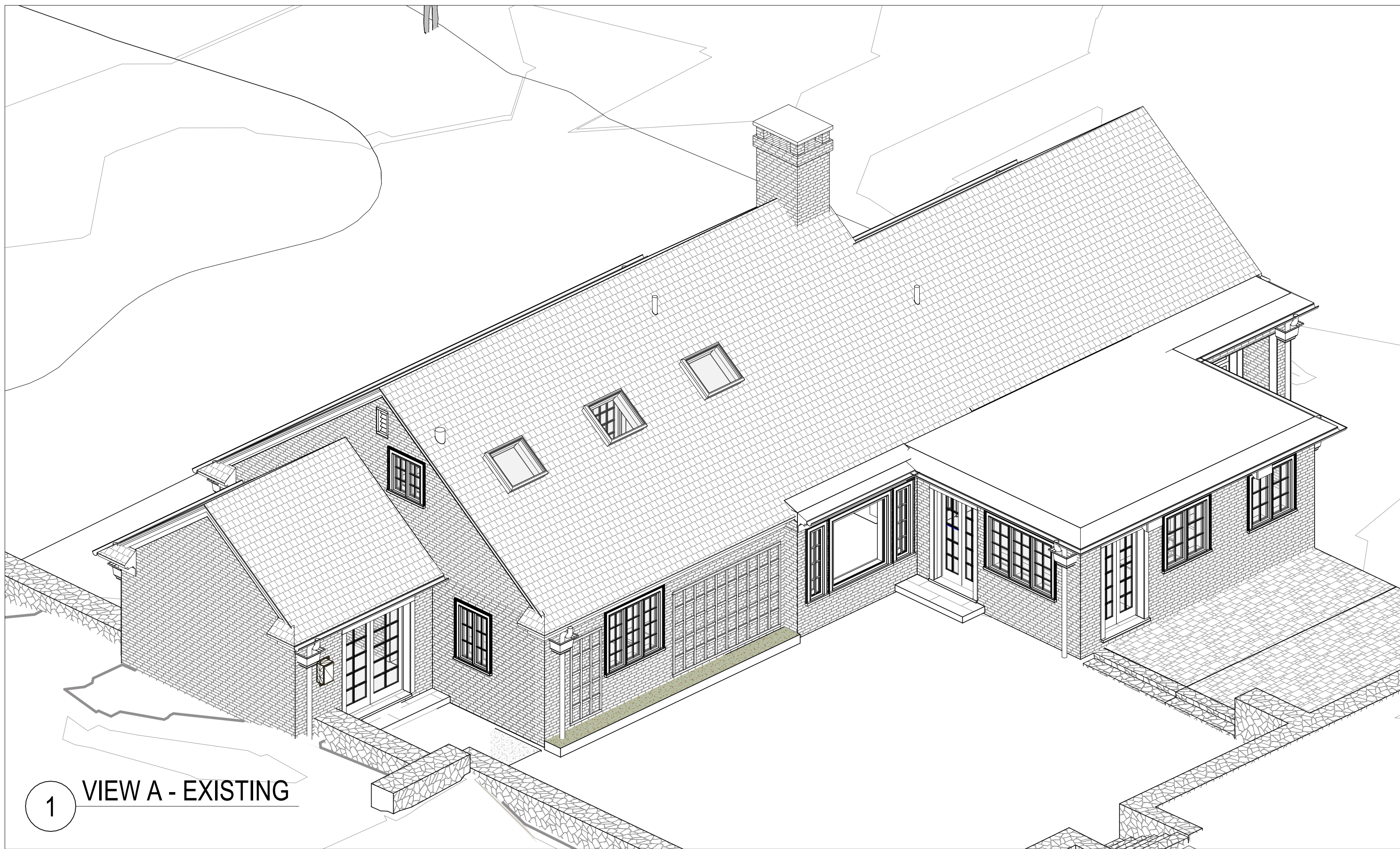
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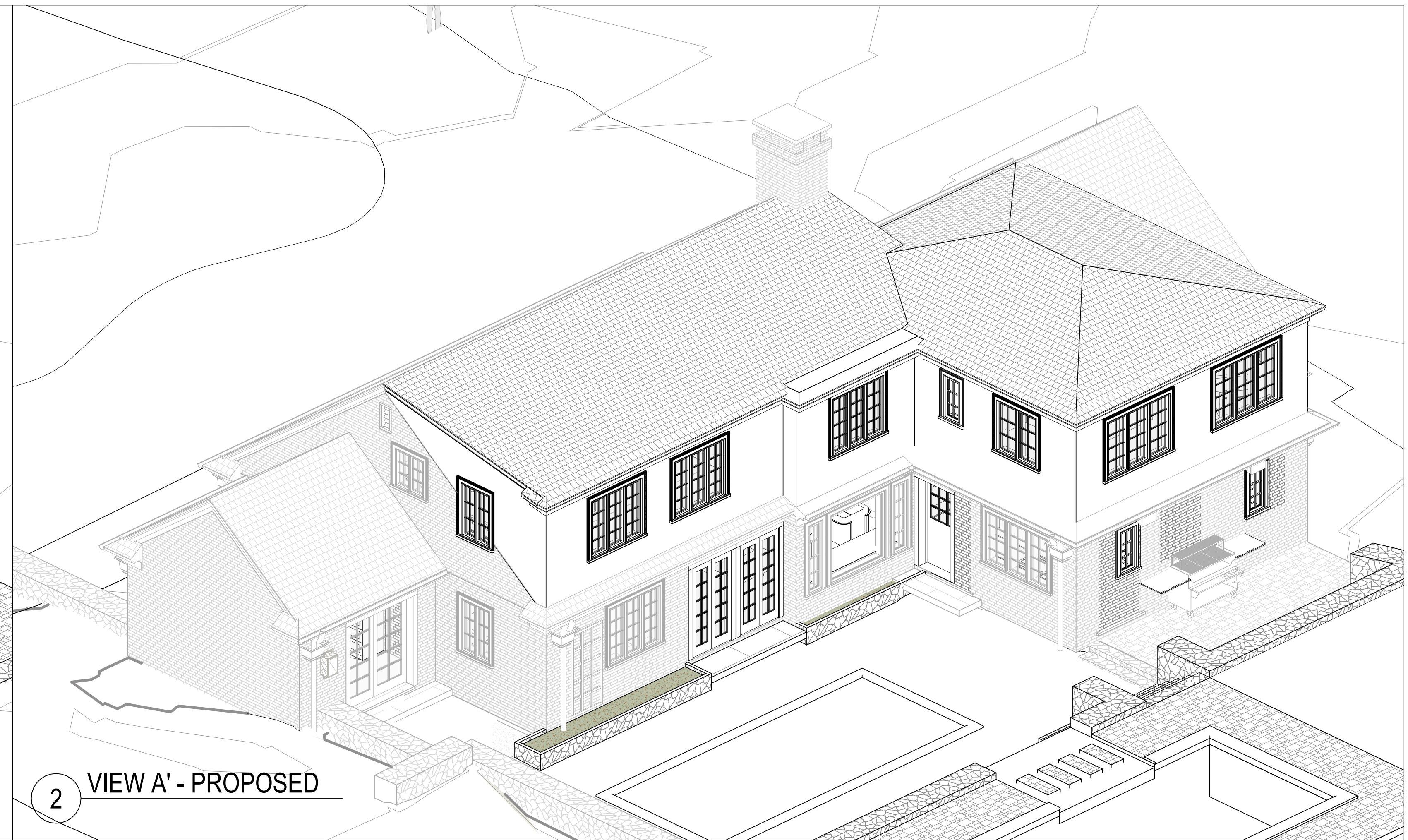
Dewing Schmid Kearns
ARCHITECTS + PLANNERS

NOT FOR CONSTRUCTION

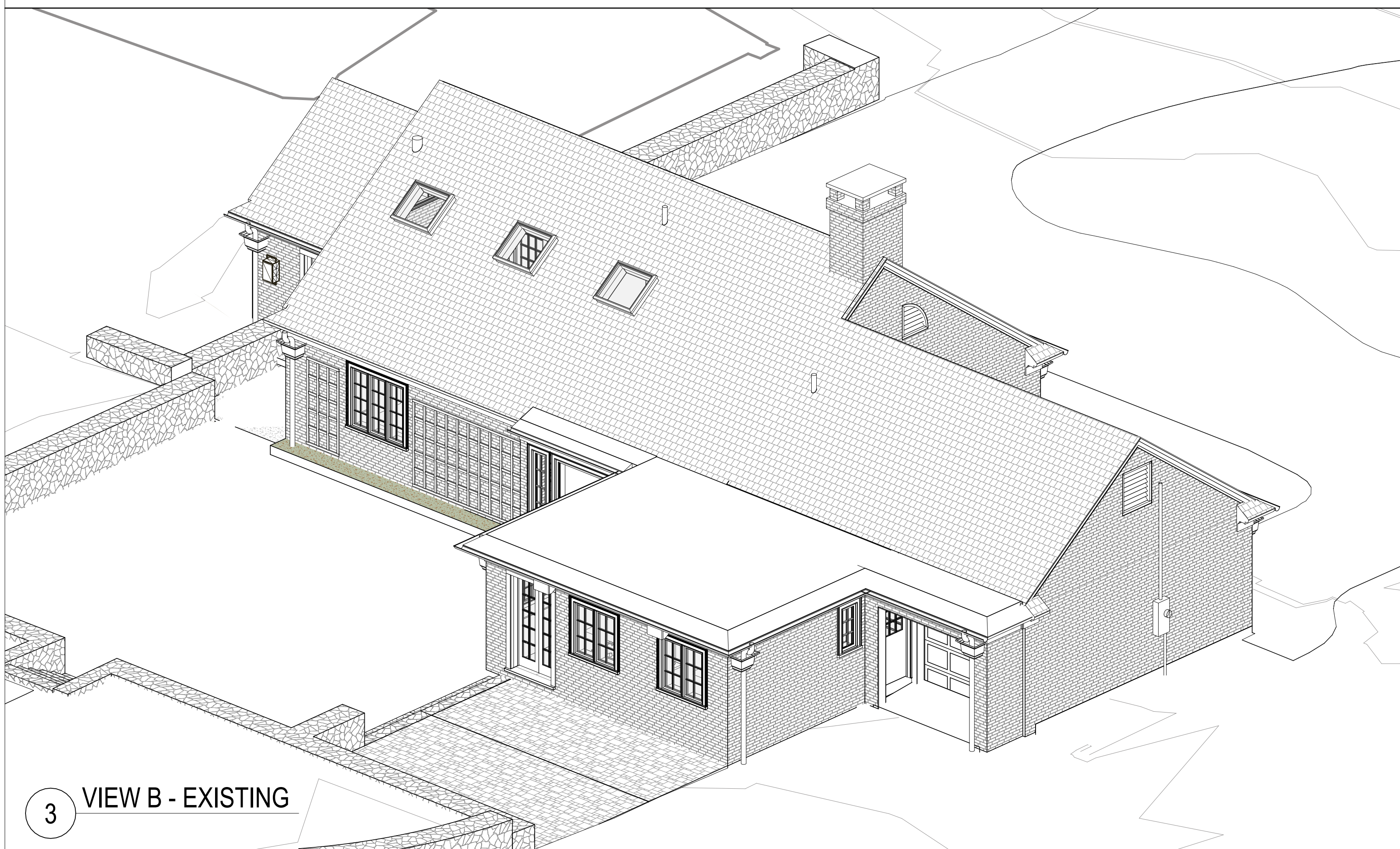
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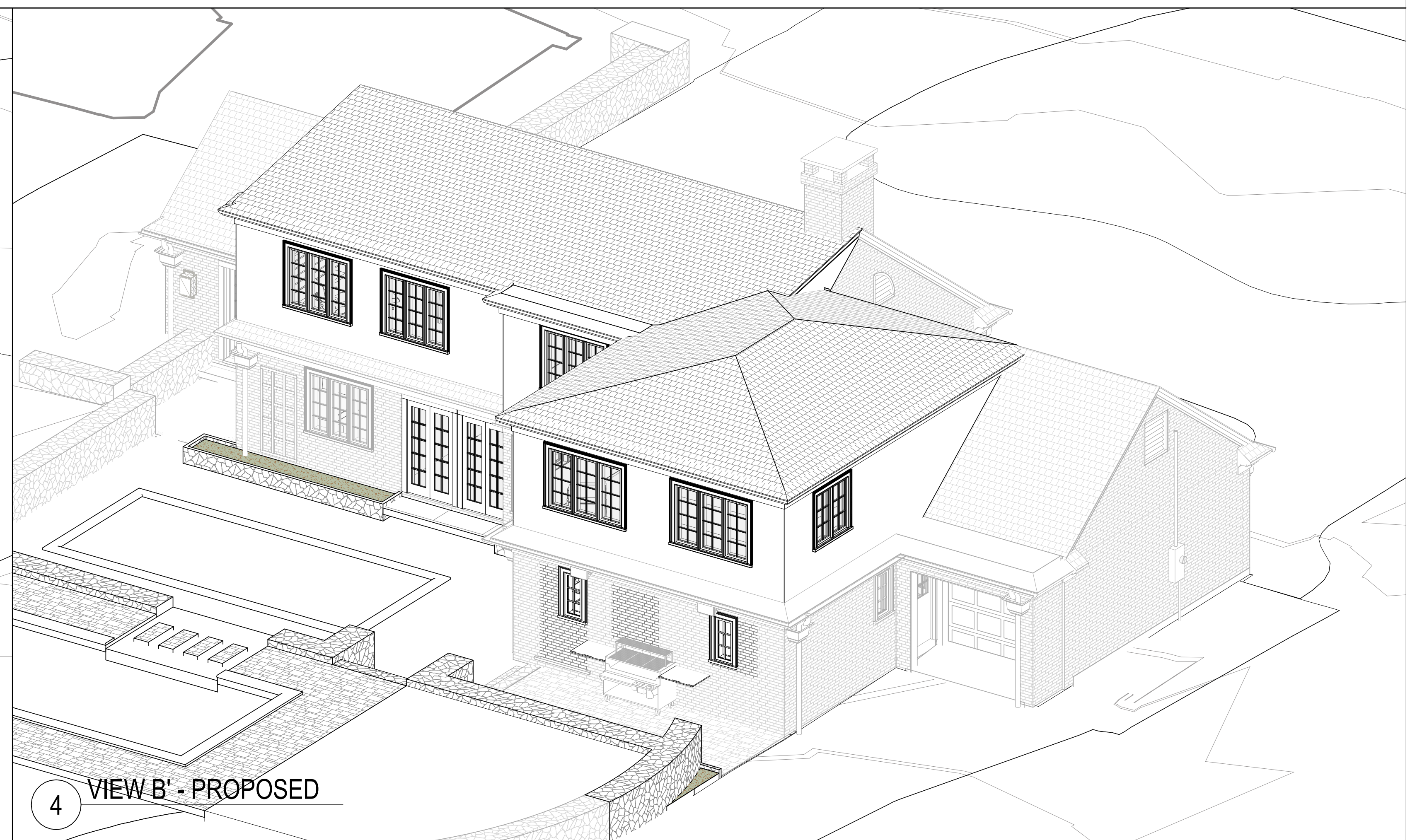
1 VIEW A - EXISTING



2 VIEW A' - PROPOSED



3 VIEW B - EXISTING



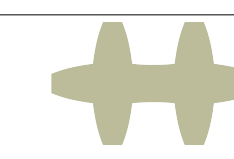
4 VIEW B' - PROPOSED

22 WEST AVENUE

ESSEX, CT 06426

IEWS OF EXISTING AND PROPOSED

02/23/24



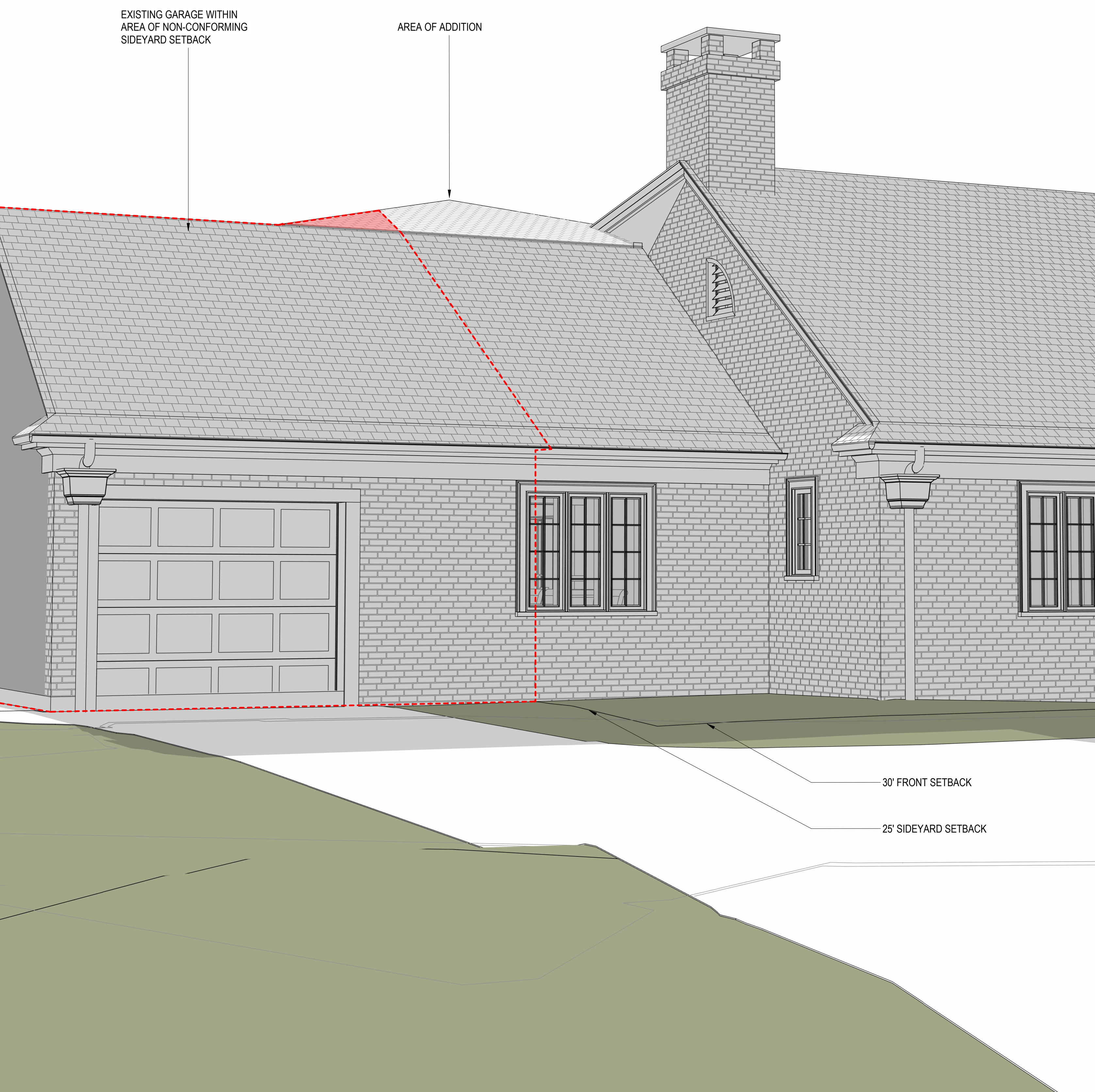
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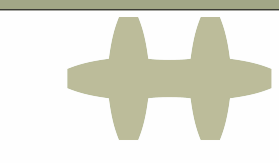
22 WEST AVENUE

ESSEX, CT 06426



STREET VIEW LOOKING SOUTH

02/20/24



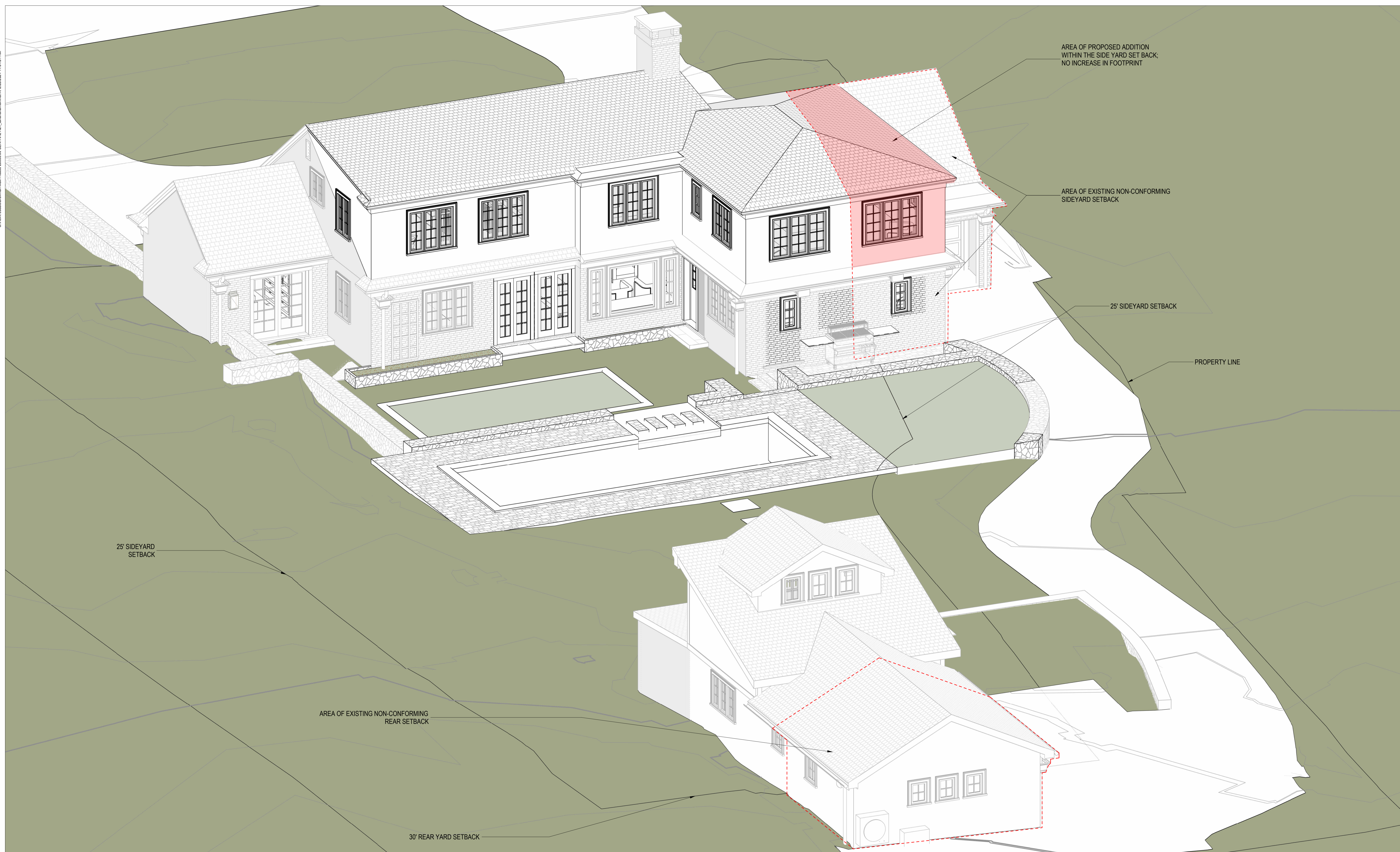
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AREA OF PROPOSED ADDITION
WITHIN THE SIDE YARD SET BACK;
NO INCREASE IN FOOTPRINT

AREA OF EXISTING NON-CONFORMING
SIDEYARD SETBACK

25' SIDEYARD SETBACK

PROPERTY LINE

25' SIDEYARD
SETBACK

AREA OF EXISTING NON-CONFORMING
REAR SETBACK

30' REAR YARD SETBACK

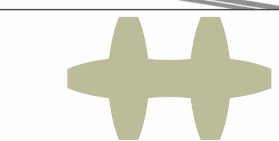
NOT FOR CONSTRUCTION

22 WEST AVENUE

ESSEX, CT 06426

BIRD'S EYE VIEW LOOKING NE FROM SW

02/23/24

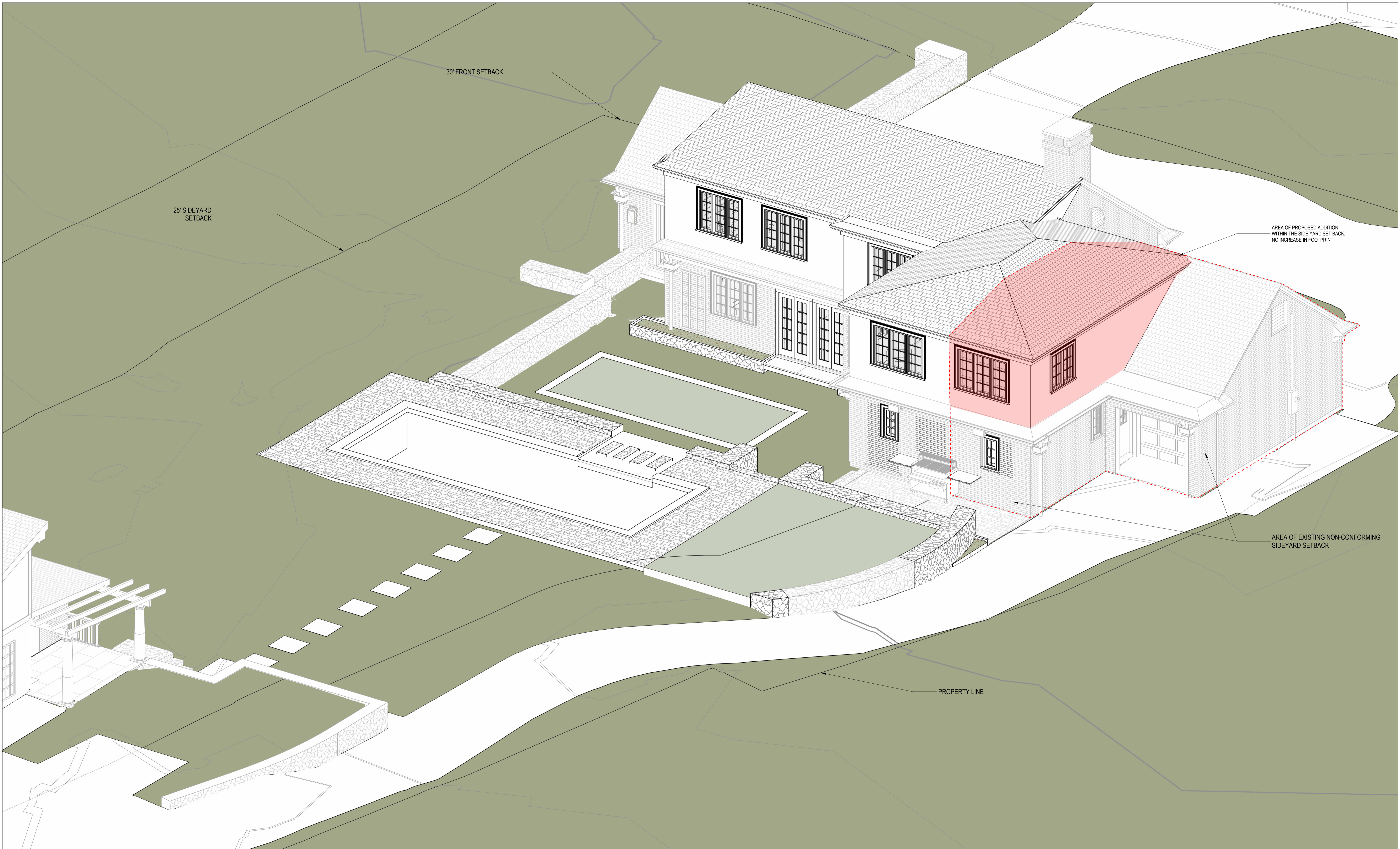


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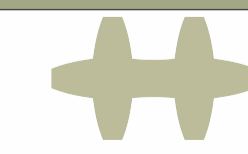
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22 WEST AVENUE
ESSEX, CT 06426

BIRD'S EYE VIEW LOOKING NW FROM SE

02/23/24



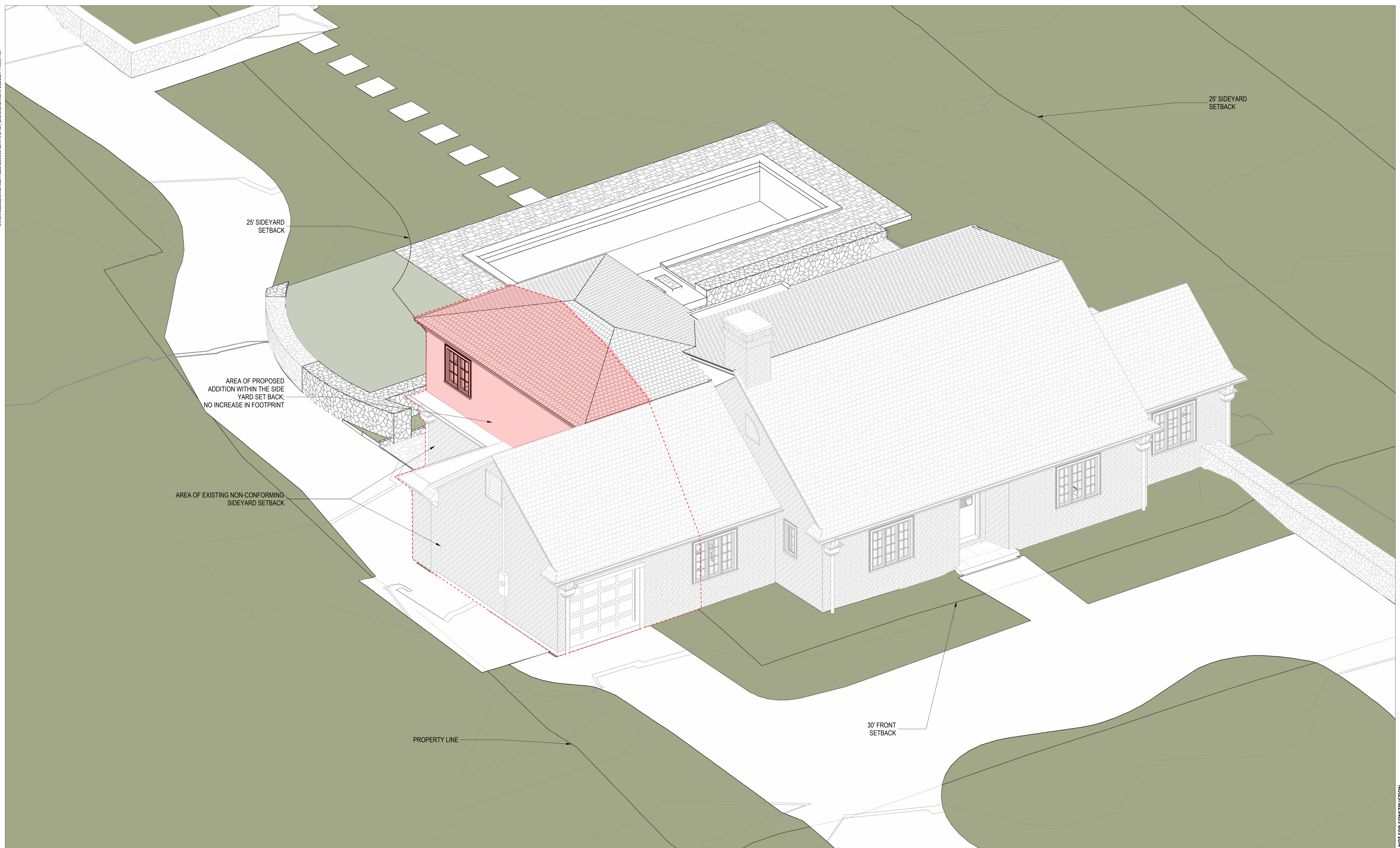
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22 WEST AVENUE
ESSEX, CT 06426

BIRD'S EYE VIEW LOOKING SW FROM NE

02/23/24

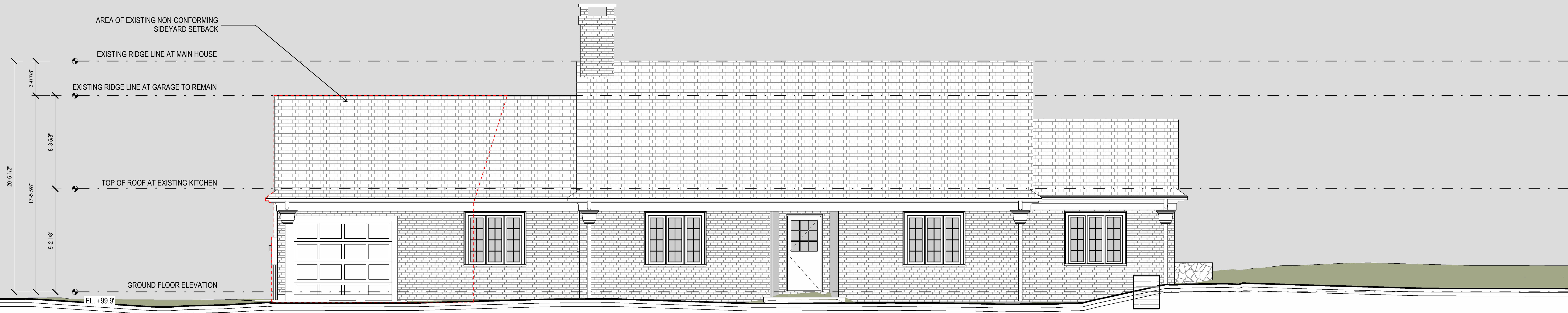

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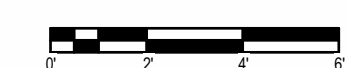
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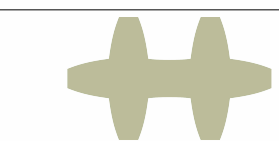
22 WEST AVENUE

ESSEX, CT 06426



EXISTING FRONT ELEVATION

02/23/24



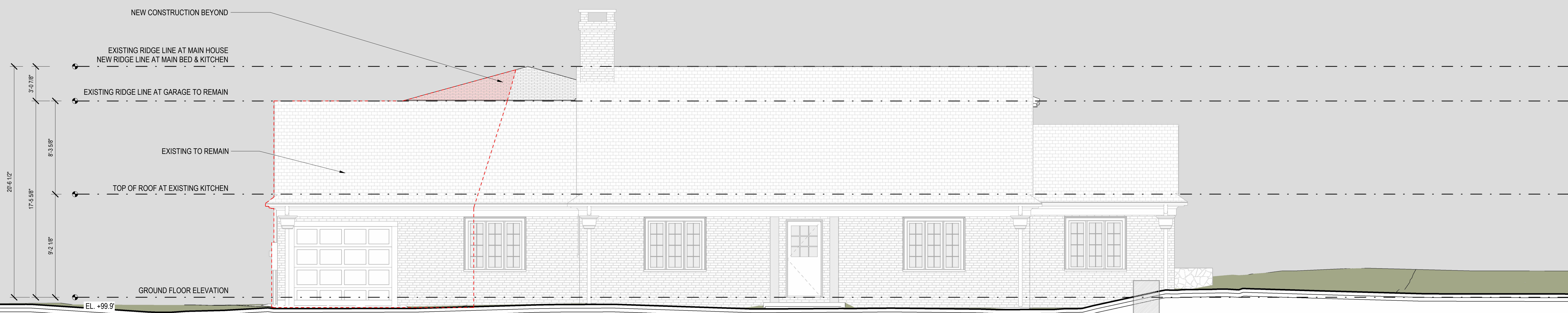
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Dewing Schmid Kearns
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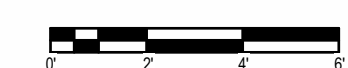
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1 FRONT ELEVATION
1/4" = 1'-0"

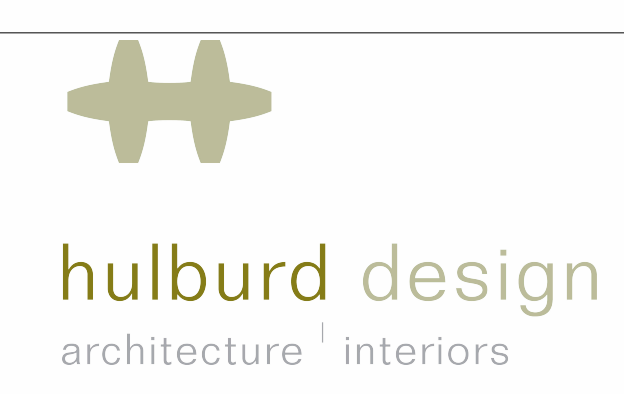
22 WEST AVENUE

ESSEX, CT 06426



PROPOSED FRONT ELEVATION

02/23/24

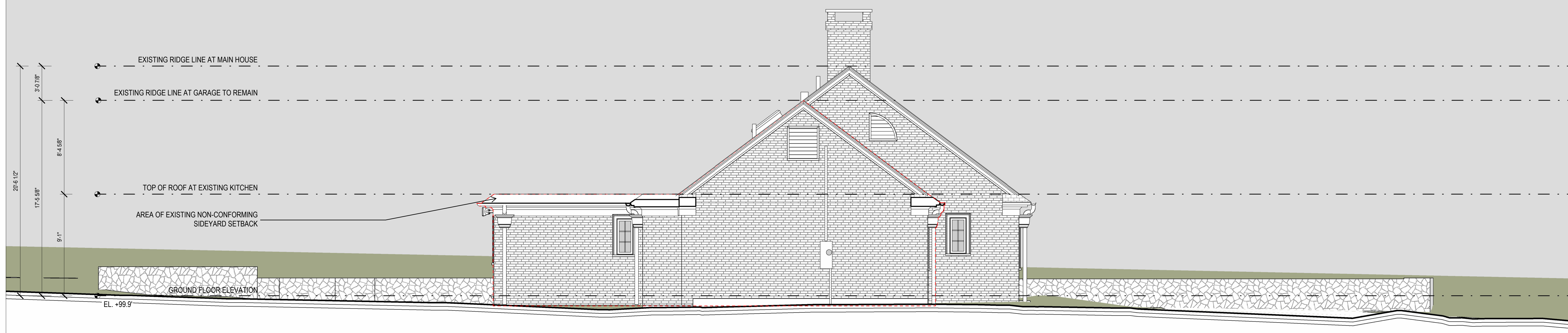


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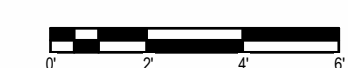
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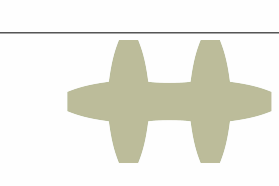
22 WEST AVENUE

ESSEX, CT 06426



EXISTING EAST ELEVATION

02/23/24



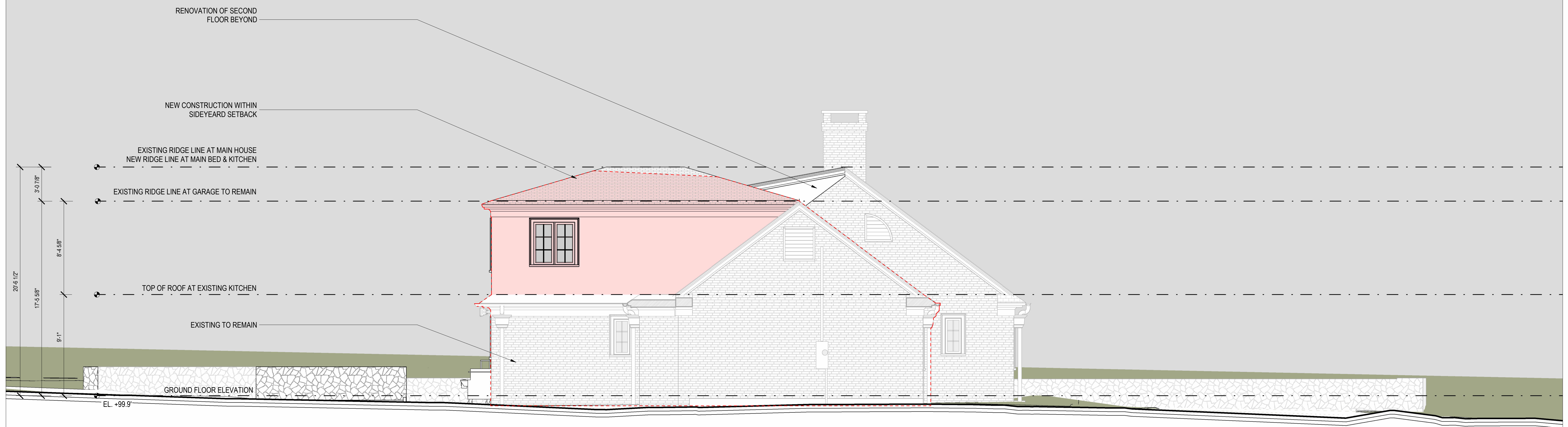
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22 WEST AVENUE
 ESSEX, CT 06426

PROPOSED EAST ELEVATION

02/23/24

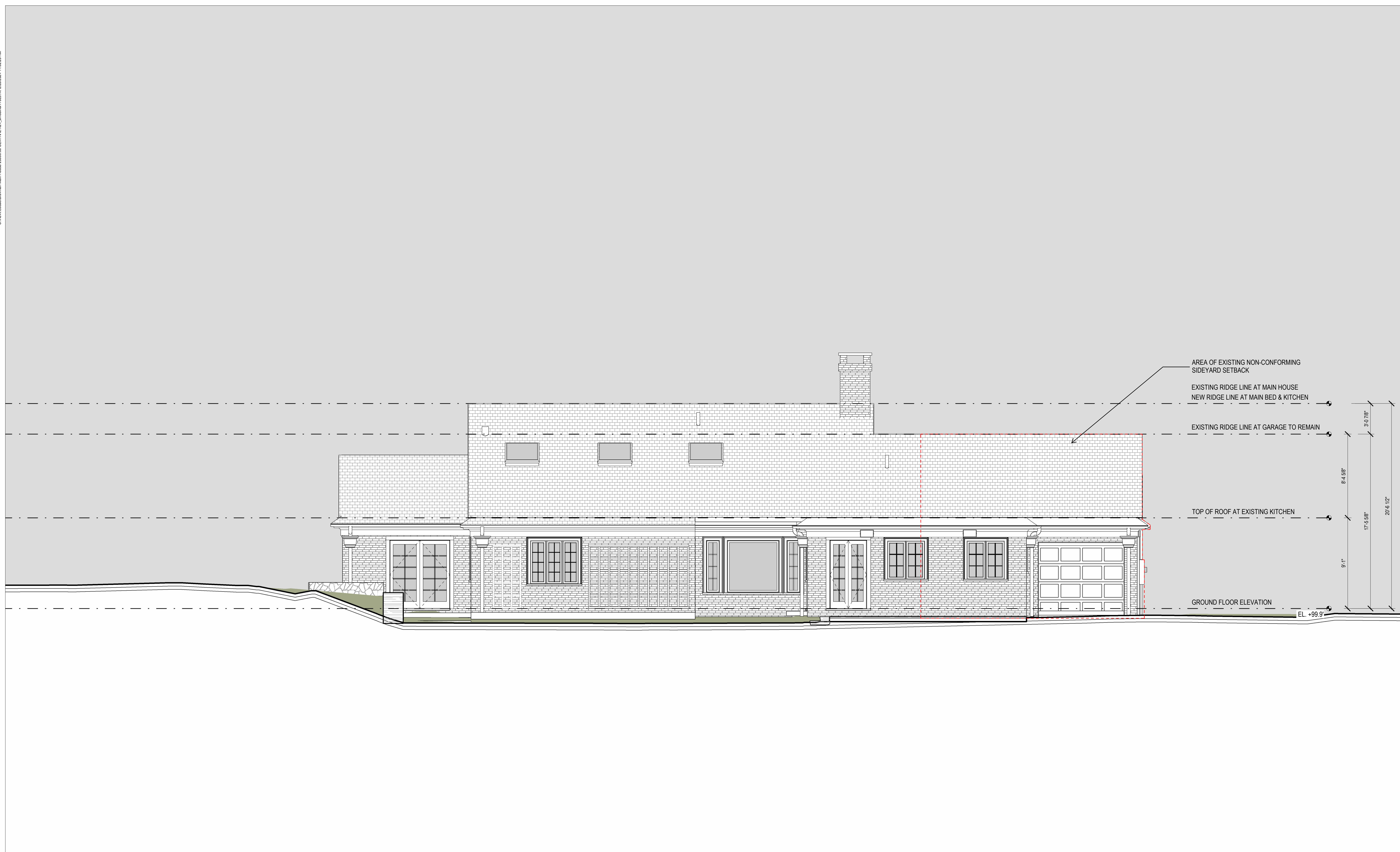

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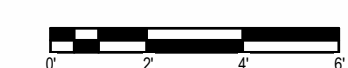
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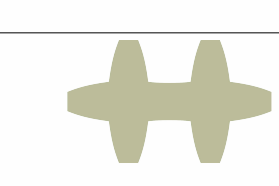
22 WEST AVENUE

ESSEX, CT 06426



EXISTING REAR ELEVATION

02/23/24



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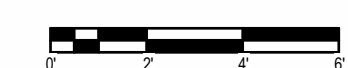
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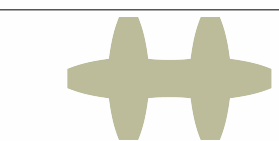
22 WEST AVENUE

ESSEX, CT 06426



PROPOSED REAR ELEVATION

02/23/24



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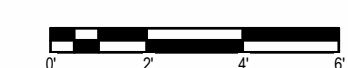
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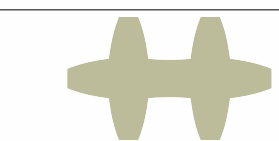
22 WEST AVENUE

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EXISTING WEST ELEVATION

02/23/24



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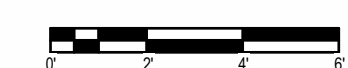
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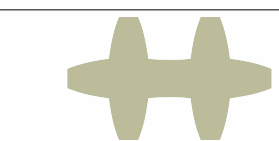
22 WEST AVENUE

ESSEX, CT 06426



PROPOSED WEST ELEVATION

02/23/24



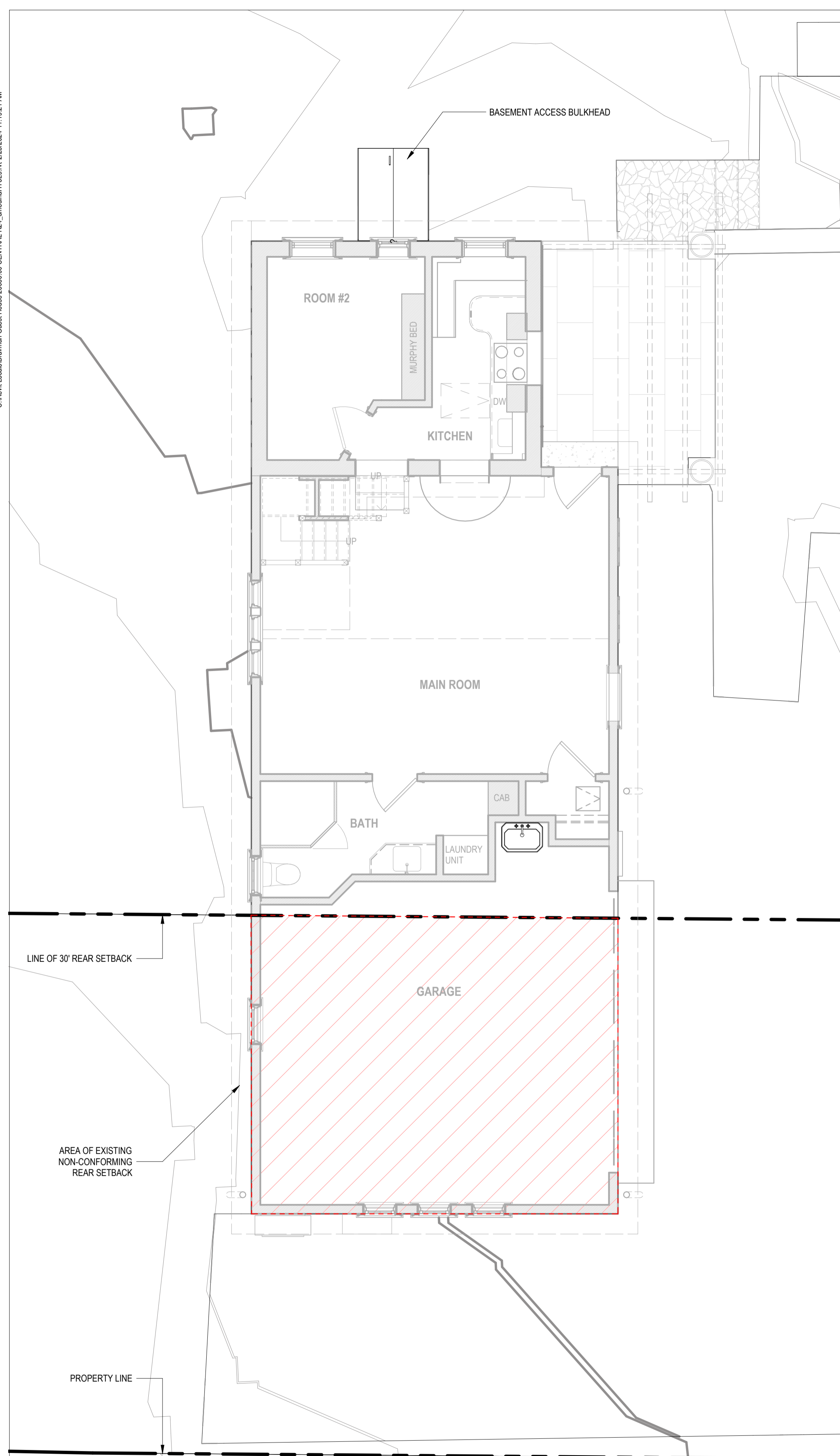
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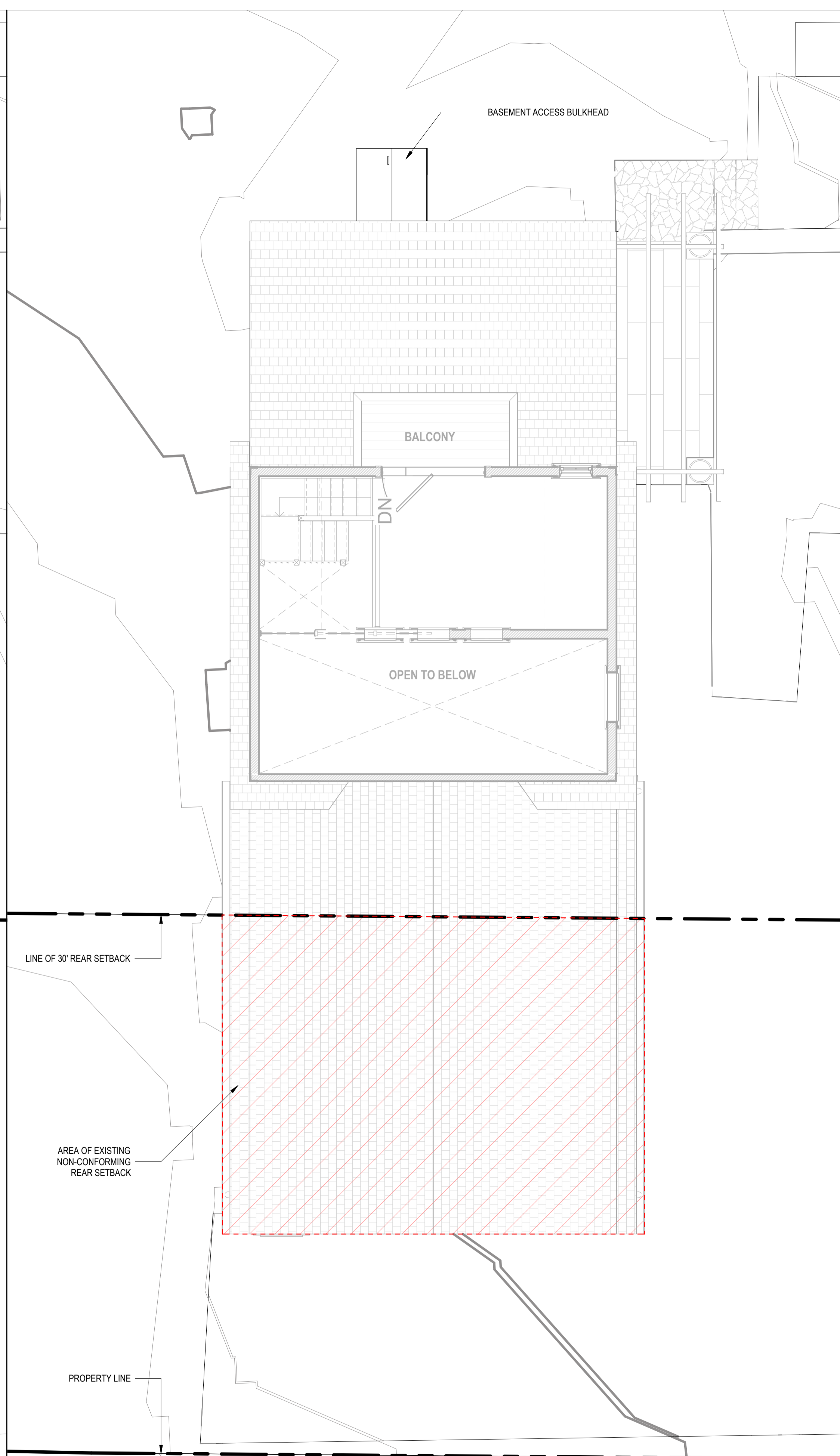
Dewing Schmid Kearns
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NOT FOR CONSTRUCTION

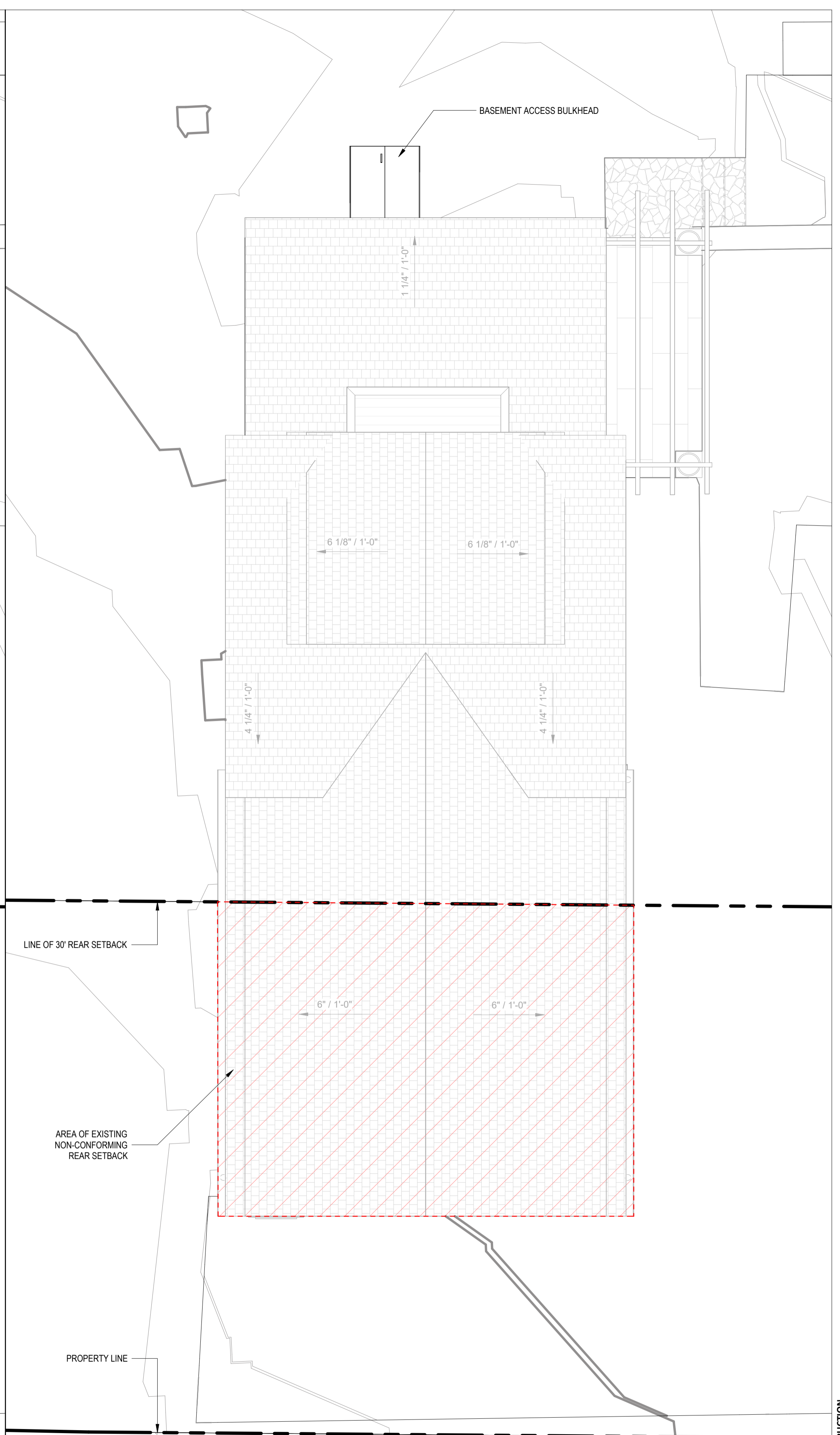
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1 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

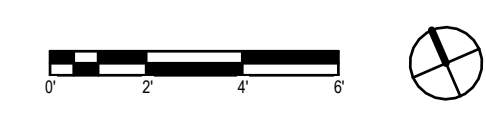


2 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"



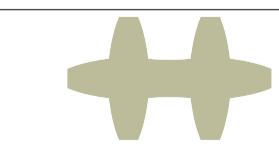
3 PROPOSED ROOF PLAN
1/4" = 1'-0"

22 WEST AVENUE,
ESSEX, CT 06426



GUEST HOUSE PROPOSED FLOOR PLANS

02/23/24



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architecture | interiors

DSK

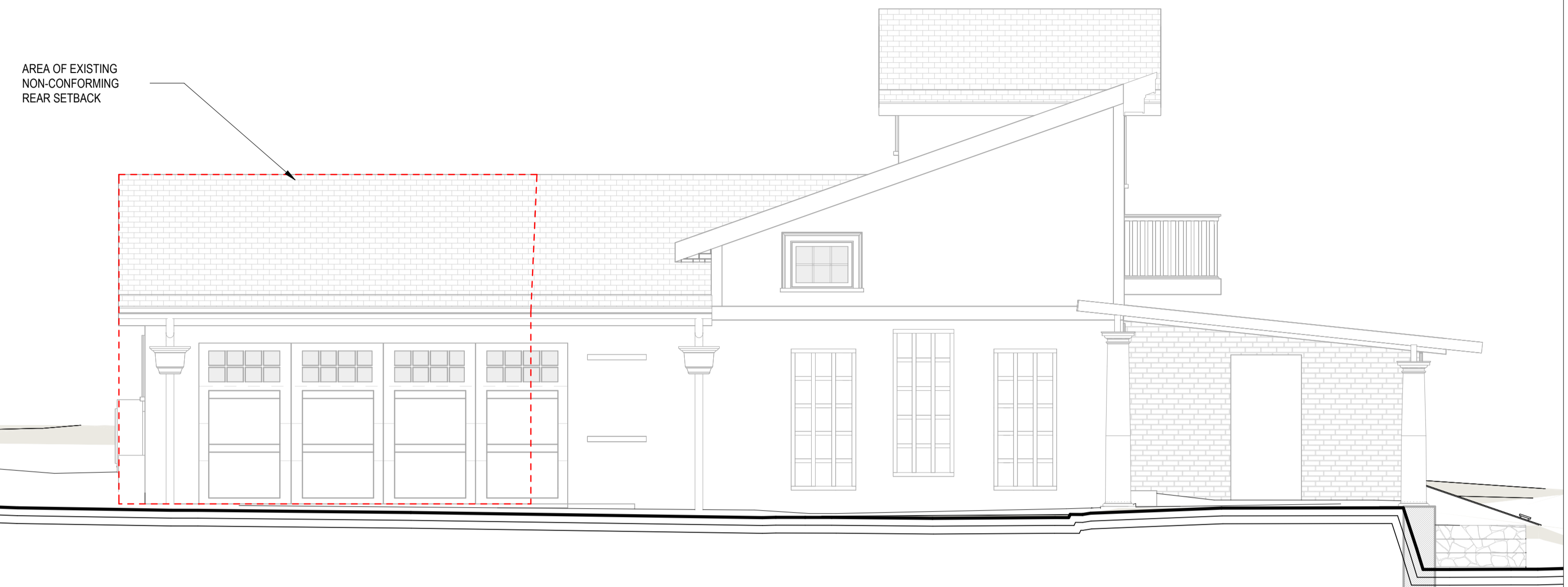
Dewing Schmid Kearns
ARCHITECTS + PLANNERS

NOT FOR CONSTRUCTION

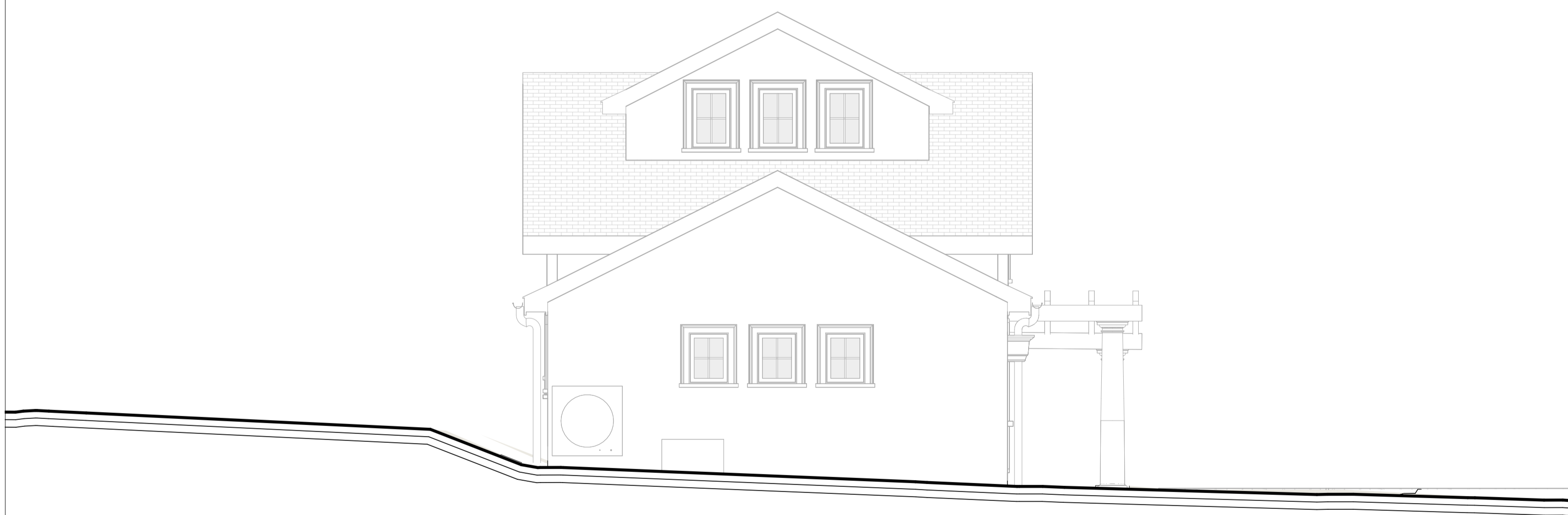
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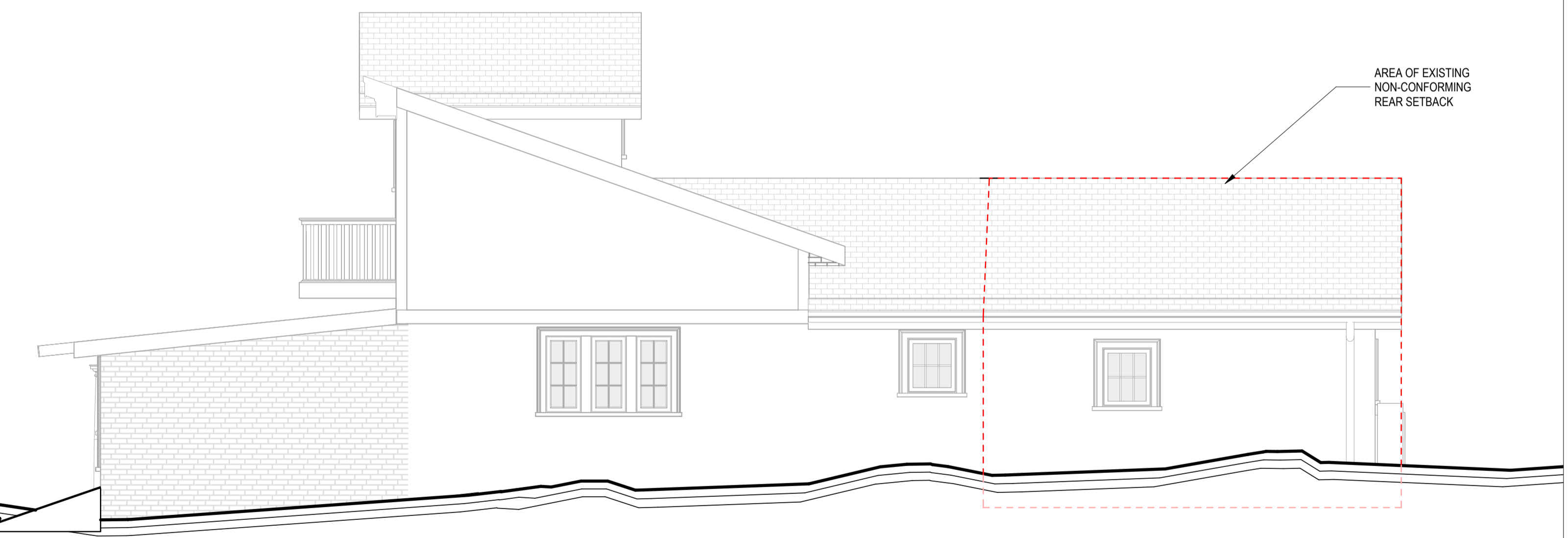
1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



4 PROPOSED WEST ELEVATION
1/4" = 1'-0"



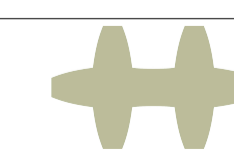
3 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

22 WEST AVENUE,
ESSEX, CT 06426



GUEST HOUSE PROPOSED ELEVATIONS

02/23/24

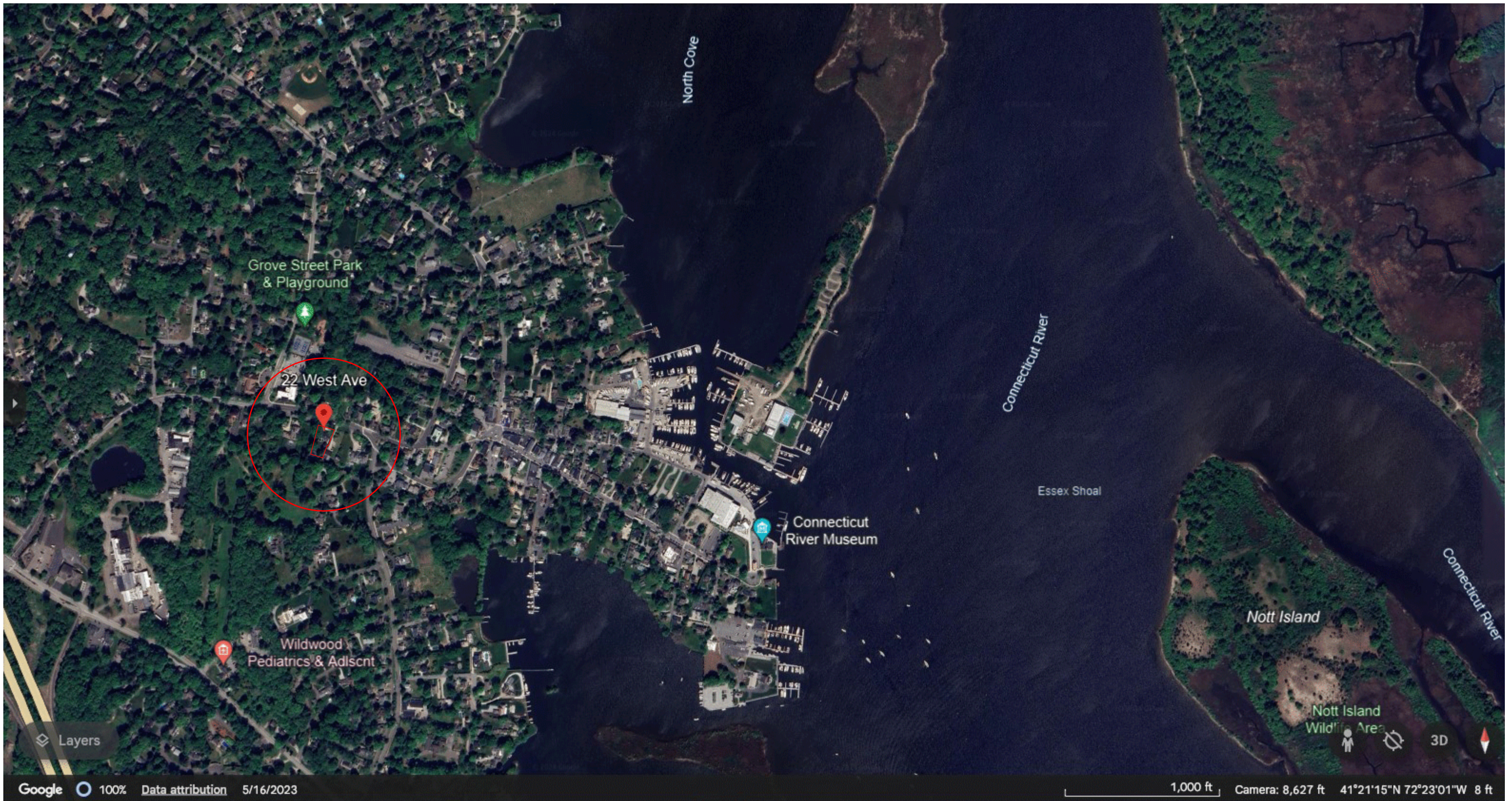


hulburd design
architecture | interiors

DSK

Dewing Schmid Kearns
ARCHITECTS + PLANNERS

NOT FOR CONSTRUCTION

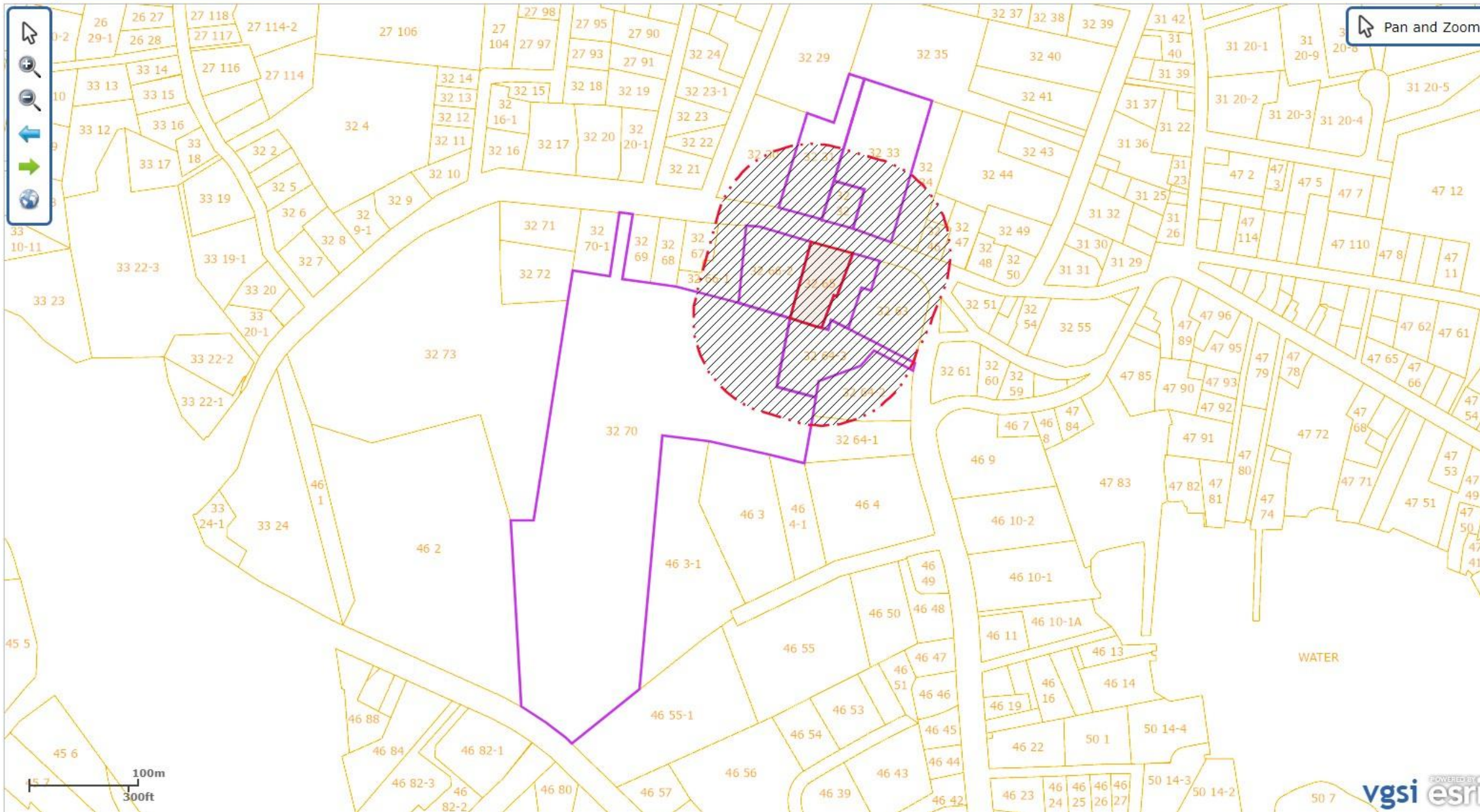


22 West Avenue
Essex, CT 06426

AERIAL VIEW LOCATING 22 WEST AVE IN RELATION TO CONNECTICUT RIVER
scale: as noted FEBRUARY 23, 2024

DSK Dewing Schmid Kearns
ARCHITECTS + PLANNERS





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List Details

ESSEX HISTORICAL SOCIETY
19 WEST AVE

ESSEX LAND TRUST INC
WEST AVE

PRATT SQUARE LLC
20 WEST AVE ,

PAUL GEOFFREY S TTEE
5 CHAMPLIN SQ ESSEX, CT 06426

MAWHINNEY RICHARD & WENDY
27 WEST AVE ,

MITHAL REENA V & SANJAY
30 WEST AVE ,

RIFKIN HOWARD G & DABBS DEVON C
23 WEST AVE ,

Layers

Measure Tools

Abutters

Print

| MBLU | Location | Owner Name | Address 1 | City, State, Zip |
|----------------|---------------|---------------------------------|-------------------|------------------|
| 32/ 033/ / / | 19 WEST AVE | ESSEX HISTORICAL SOCIETY | PO BOX 123 | ESSEX, CT 06426 |
| 32/ 070/ / / | WEST AVE | ESSEX LAND TRUST INC | PO BOX 373 | ESSEX, CT 06426 |
| 32/ 063/ 01/ / | 20 WEST AVE | PRATT SQUARE LLC | 1 CHAMPLIN SQUARE | ESSEX, CT 06426 |
| 32/ 064/ 03/ / | 5 CHAMPLIN SQ | PAUL GEOFFREY S TTEE | 1 CHAMPLIN SQUARE | ESSEX, CT 06426 |
| 32/ 031/ / / | 27 WEST AVE | MAWHINNEY RICHARD & WENDY | 27 WEST AVE | ESSEX, CT 06426 |
| 32/ 066/ 02/ / | 30 WEST AVE | MITHAL REENA V & SANJAY | 30 WEST AVE | ESSEX, CT 06426 |
| 32/ 032/ / / | 23 WEST AVE | RIFKIN HOWARD G & DABBS DEVON C | 23 WEST AVE | ESSEX, CT 06426 |

