

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

RECEIVED
FEB 23 2024

Variance Application

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

Application # 246 BY: _____ Hearing Date _____

Premises: Street Address 69 North Main Street, Essex

Assessor's Map # 28 Lot # 72 Lot Area 3.16 ac

Zoning District Village Residence (VR) Deed Reference: Book 34 Page 433

Owner of Property Town of Essex

Address 29 West Avenue Essex, CT 06426
Street Town State Zip


Telephone 860-767-4340 Email: _____
home work

Applicant (if not owner) Same as 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 BOARD OR 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 2/23/24
Robert L. Doane Jr.
Agent for owner/applicant

Current use of the property Residential Business Farm Other: Town Park

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 |
|--------------|---|-----------------------------|------------------------------|
| X 40C | No buildings within the setbacks | 5 ft off side property line | 10 ft off side property line |
| X 40D | No improvements except in conformity | non-conforming shed | non-conforming shed |
| X 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 | 0.34 | 0.63 |
| X 60B, 40I.1 | Setbacks | 5 ft off side property line | 10 ft off side property line |
| | Height | | 21' +/- |

(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)

The Town was awarded a grant to make improvements at Hubbard Park. The improvements include replacing the two existing sheds, which contain two bathrooms, the concession stand, and provide storage for the little league and park and recreation department. One 32 ft X 36 ft structure will replace the two sheds and contain two ADA compliant bathrooms, a concession stand, and a storage space.

(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 baseball field occupies the majority of the parcel and there are no plans to relocate the field or associated fencing.

b. The ADA bathrooms and concession stand cannot be too far from the handicap accessible parking.

c. The removal and replacement of the two sheds which are non-conforming with a new shed that is less non-conforming is an improvement.

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

a. This is the only baseball field in the Village of Essex and along North Main Street.

b. _____

c. _____

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

a. The two existing sheds are located 5 feet from the property line. The new shed will be 10 feet from the property line and will replace the two structures. The edge of the proposed sidewalk at the rear of the building will be 5' from the property line. This sidewalk provides accessible access to the proposed bathrooms.

b. _____

c. _____

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

a. The existing use is permitted in the zone and provides an amenity to the residents of the town. The addition of ADA accessible bathrooms meets a need in the community and provides access to all.

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:


- N/A a. Fee of \$110.00 – Town Fee \$50 plus \$60 State Fee...payable to the Town of Essex
- X b. 10 copies of the application, site plan (with setback lines) and sketch of the proposal.
- X c. Copy of property deed
- TBP d. Referral from Health Department
- N/A e. Referral from Essex IWWC (if applicable)
- N/A f. Referral from adjacent towns
- TBP 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: 2/23/24

Signature of property owner  Date: 2/23/24
Robert L. Doane Jr.
Agent for owner/applicant



Property Information
 Property ID 28 72
 Location 69 NORTH MAIN ST SX
 Owner ESSEX TOWN OF



**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.

**ADJOINERS
69 NORTH MAIN STREET
ESSEX, CT
2-19-24**

| ID | Site Address | Owner Name | Owner Address | City | ST | Zip |
|-----------|---------------------|--|----------------------|-------------|-----------|------------|
| 28-004 | 10 MAPLE AVE | CLARK JERRY F & CAROL W | 25 MELODY RIDGE | DEEP RIVER | CT | 06417 |
| 28-005 | 12 MAPLE AVE | DELEA GARRY L JR & HAGAN JILL E | 12 MAPLE AVE | ESSEX | CT | 06426 |
| 28-049-05 | 8 SPINNAKER LA | KEENAN CHRISTOPHER & SARAH | 8 SPINNAKER LA | ESSEX | CT | 06426 |
| 28-074 | 81 NORTH MAIN ST SX | AIKEN MARY B | 81 NORTH MAIN ST | ESSEX | CT | 06426 |
| 28-008 | 22 MAPLE AVE | LELASH GUDRUN W & BIRD HENRY B | 22 MAPLE AVE | ESSEX | CT | 06426 |
| 28-067 | 7 NEW CITY ST | PINKOWISH THOMAS J & BOONE MARY E | 7 NEW CITY ST | ESSEX | CT | 06426 |
| 28-069 | 3 NEW CITY ST | DIRENZO JOSEPH III & KAREN A | 3 NEW CITY ST | ESSEX | CT | 06426 |
| 28-049-04 | 10 SPINNAKER LA | GARRITY BERNADETTE C & PAUL G JR | 10 SPINNAKER LA | ESSEX | CT | 06426 |
| 28-073 | 79 NORTH MAIN ST SX | COLIHAN WILLIAM J & SWITZER SUSAN | 79 NORTH MAIN ST | ESSEX | CT | 06426 |
| 28-068 | 5 NEW CITY ST | TAYLOR WILLIAM W | 5 NEW CITY ST | ESSEX | CT | 06426 |
| 28-070 | 67 NORTH MAIN ST SX | NORTH AND NEW LLC | 15 PARTRIDGE LA | ESSEX | CT | 06426 |
| 28-007-01 | 18 MAPLE AVE | DEUTERMANN GUY H TR | 18 MAPLE AVE | ESSEX | CT | 06426 |
| 28-075 | 83 NORTH MAIN ST SX | BROWN MARLEY ROBERT III & BRAGDON-BROWN KATHLEEN J JT | 83 NORTH MAIN ST | ESSEX | CT | 06426 |
| 28-006 | 16 MAPLE AVE | FAF LLC | 20 MAPLE AVE | ESSEX | CT | 06426 |

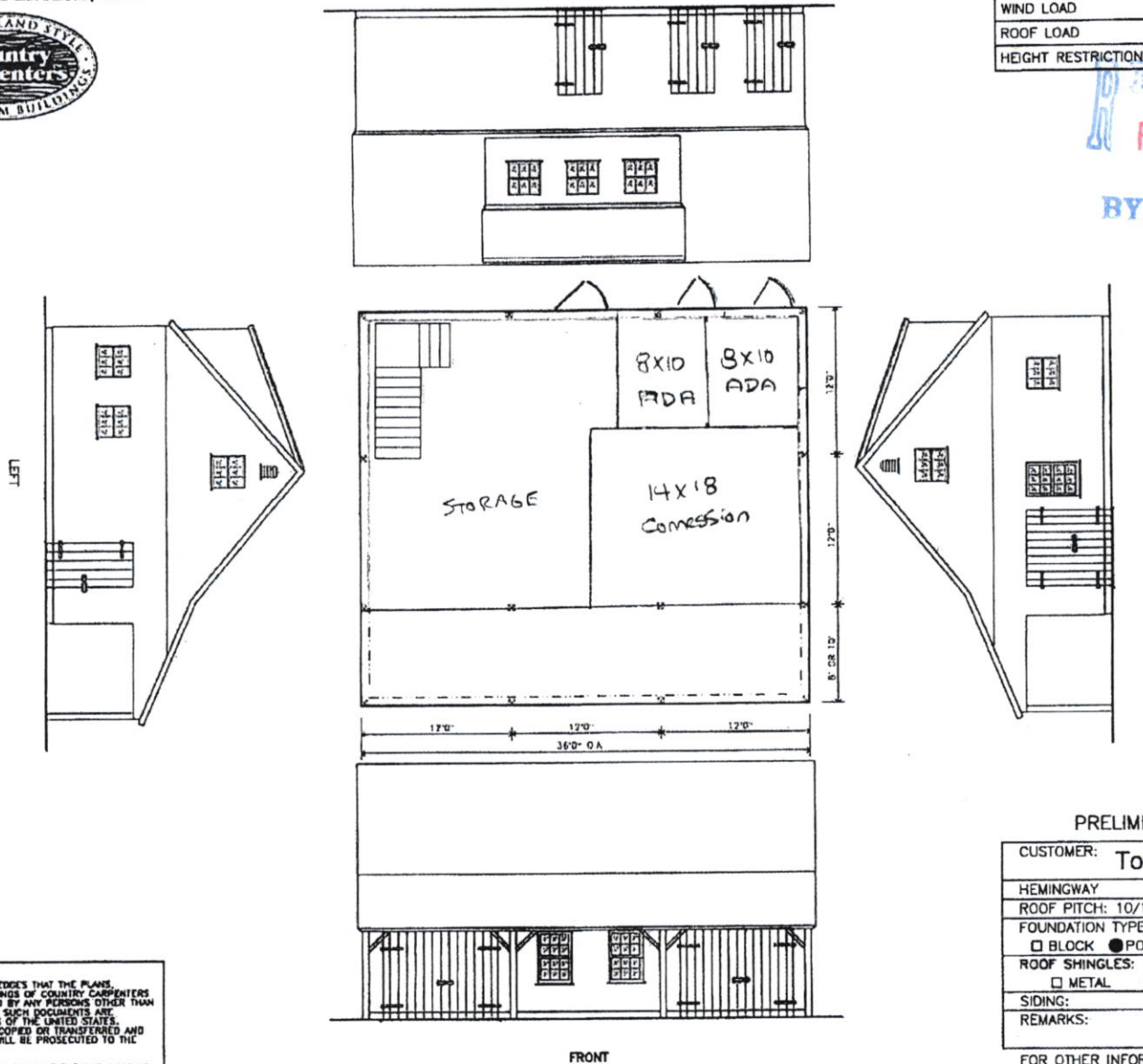
From The Workshops of
COUNTRY CARPENTERS, INC.



| | |
|----------------------------|------|
| CONFIRM LOCAL REQUIREMENTS | |
| WIND LOAD | MPH |
| ROOF LOAD | #PSF |
| HEIGHT RESTRICTIONS | FEET |

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BY:



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THIS PLAN IS LIMITED TO THE CONSTRUCTION OF THE ONE BUILDING PURCHASE FROM COUNTRY CARPENTERS INCORPORATED.

PRELIMINARY PLAN

| | |
|--------------------------------|--|
| CUSTOMER: Town of Essex | |
| HEMINGWAY | SIZE: 24'x36' |
| ROOF PITCH: 10/12 | LEAN-TO: <input checked="" type="checkbox"/> 8' <input type="checkbox"/> 10' |
| FOUNDATION TYPE: BY OWNER | |
| <input type="checkbox"/> BLOCK | <input checked="" type="checkbox"/> POURED WALL <input type="checkbox"/> PIERS |
| ROOF SHINGLES: BY OWNER | |
| <input type="checkbox"/> METAL | <input checked="" type="checkbox"/> ASPHALT <input type="checkbox"/> WOOD |
| SIDING: | <input checked="" type="checkbox"/> SHIPLAP <input type="checkbox"/> B & B |
| REMARKS: | |

FOR OTHER INFORMATION SEE
AGREEMENT & SPECIFICATION SHEET