

1 # 743

Town of Essex
Zoning Board of Appeals

29 West Avenue, Essex, CT 06426

Variance Application

Date received by office 3/22/2024 Application fee - \$50 + State fee - \$60 = \$110 Pd.

Application # 24-8 Hearing Date April 16, 2024

Premises: Street Address 9 SOUTH COVELANE ESSEX, CT. 06426

Assessor's Map # 74 Lot # 6 Lot Area 0.38 ac

Zoning District RU Deed Reference: Book 327 Page 84

Owner of Property MONIQUE & JOHN NELSEN

Address 9 SOUTH COVELANE ESSEX CT 06426
Street Town State Zip

Telephone 860 304 7654 Email: MONIQUENELSEN400@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 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) John A. Nelson Date 3/22/24

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		
<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 of shape of any lot or improvement except in conformity with the zoning regs.		
	Coverage		
	Setbacks		
	Height		
<u>45D.4 EXISTING ADU WITHIN THE SETBACKS</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)

Adding bathroom and kitchenette to the already existing garage.

(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. Based on an under sized lot we are not able to expand or relocate.
- b. We are located at the end of dead end street.
- c.

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

- a. Private property we are at the end of a dead end street.
- b.
- c.

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

- a. none
- b.
- c.

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

- a. Working with existing structure
- b. Maintaining residential use
and received health approval.
- c. _____

Have previous applications been made for this property? Yes No

If yes, previous application #s 12-29 Date 12/18/12
Prior variance request: lot coverage and set back Variance Board Action granted

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 John C. Nelson Date: 3/22/24

Signature of property owner John C. Nelson Date: 3/22/24

MALCARNE SHIRLEY H & VANESSA L TRUSTEE
10 SOUTH COVE LA
ESSEX, CT 06426

MOSA ANTHONY & LILLIAN
165 SAYBROOK RD
ESSEX, CT 06426

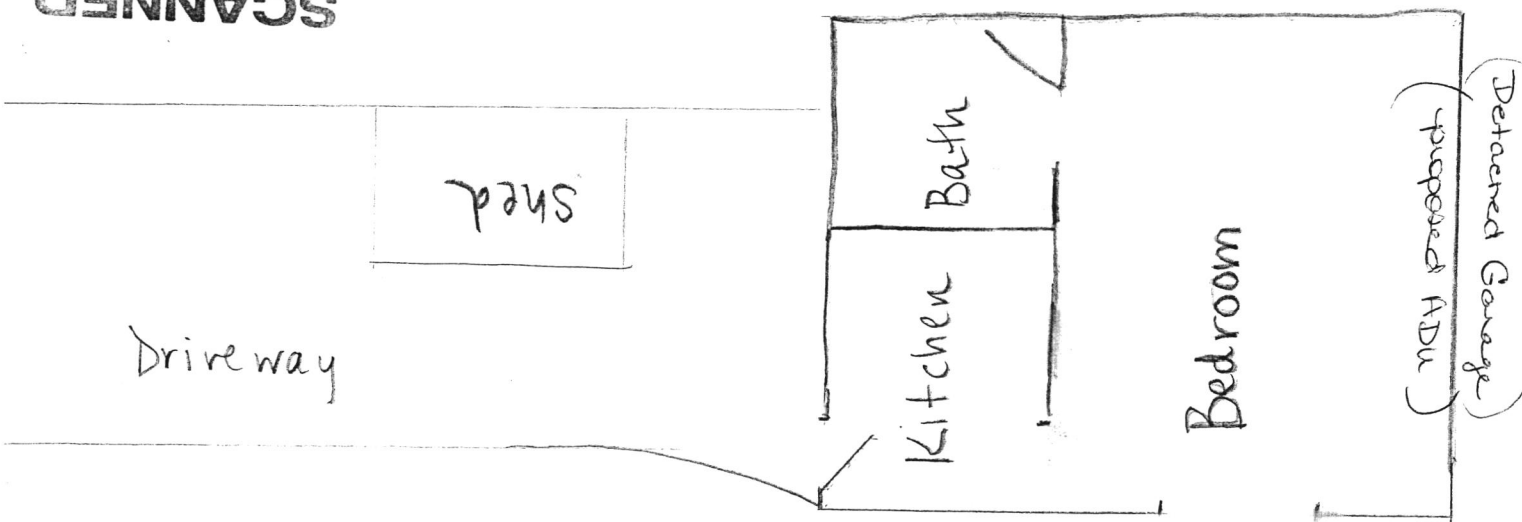
HILLER SUSAN M & JAMES D
7 SOUTH COVE LA
ESSEX, CT 06426

LANDINO SUSAN D 77% & RAYTER JOHN M 23%
41401 E LARCH MOUNTAIN RD
CORBETT, OR 97109

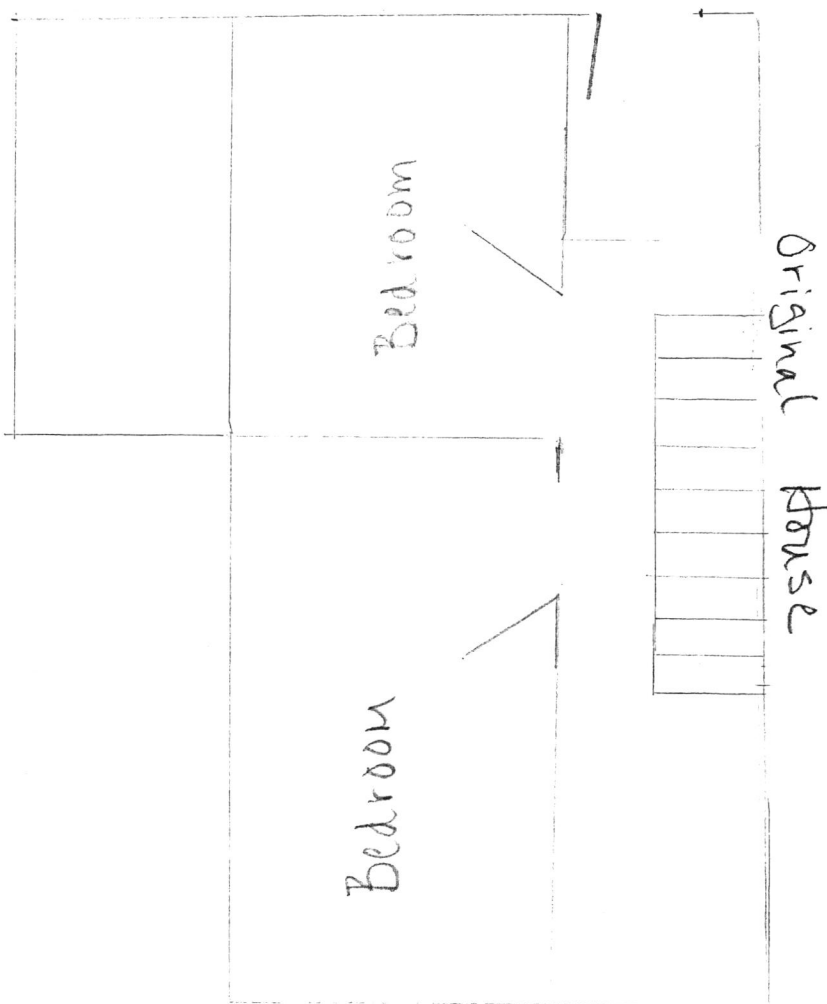
9 South Cove Lane, Essex

7/4/16

SCANNED



Propose ^A one bedroom



Apparent well location

Septic system



STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

74/16
9 South Cove Ln

Manisha Juthani, MD
Commissioner



Ned Lamont
Governor
Susan Bysiewicz
Lt. Governor

Environmental Health and Drinking Water Branch
NOTICE OF EXCEPTION

An exception is hereby granted to the requirements of Section 19-13-B103d (d) of the Connecticut Public Health Code for a central subsurface sewage disposal system serving a single family dwelling and garage with 1-bedroom accessory apartment located on the Nelsen property, 9 South Cove Lane in the Town of Essex, Connecticut. A central system has been found to be technically preferable for the following reasons:

1. The garage with 1-bedroom accessory apartment will generate limited sewage flows compared to the primary dwelling.
2. The Essex Health Department has indicated that a code complying subsurface sewage disposal system can be installed on the property (3 bedrooms).
3. The central system will provide an improved treatment and distribution of effluent.
4. The central system will simplify maintenance.

Recorded at the Connecticut Department of Public Health, Hartford, Connecticut.

11/17/2023
DATE

Matthew A Pawlik

Matthew A. Pawlik, PE, RS
Supervising Environmental Engineer
Environmental Engineering Program

SCANNED

11/22/23 - LMF

w/ Health Plan Review
App



Phone: (860) 509-7296 • Fax: (860) 509-7295
Telecommunications Relay Service 7-1-1
410 Capitol Avenue, MS#12SEW, P.O. Box 340308
Hartford, Connecticut 06134-0308

www.ct.gov/dph

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