

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

RECEIVED
FEB 19 2021

BY: _____

PLEASE CHECK THE APPROPRIATE LINE(S) AND ATTACH THE APPROPRIATE APPLICATION(S):

SPECIAL EXCEPTION	<input checked="" type="checkbox"/> VARIANCE / APPEAL	<input checked="" type="checkbox"/>
SITE PLAN REVIEW	<input type="checkbox"/> APPROVAL OF LOCATION	<input type="checkbox"/>
INLAND WETLANDS PERMIT	<input type="checkbox"/> REGULATION TEXT AMENDMENT	<input type="checkbox"/>
INLAND WETLANDS PERMIT - AGENT APPROVAL	<input type="checkbox"/> ZONE CHANGE	<input type="checkbox"/>
	<input type="checkbox"/> COASTAL SITE PLAN REVIEW	<input type="checkbox"/>
WETLAND PERMIT TRANSFER	<input type="checkbox"/> MODIFICATION OF PRIOR APPROVAL	<input type="checkbox"/>
SUBDIVISION OR RESUBDIVISION	<input type="checkbox"/> SPECIAL FLOOD HAZARD AREA PERMIT	<input type="checkbox"/>

PROJECT DESCRIPTION:

Add front vestibule 6'x5'-6" in place of masonry stoop. Add rear sun room 17'-4" x 12'-4", convert kitchen bay/nook to bath room.

PROJECT NAME: Sun Room

STREET ADDRESS OF PROPERTY 68 North Main Street

ASSESSOR'S MAP 27 LOT 27 LOT SIZE 0.25 ac. DISTRICT VR

APPLICANT John A. Ravenna and Judith M. O'Connor

PHONE 914-659-0288

email: johnaravenna@gmail.com

APPLICANT'S AGENT (if any) Across The Board LLC, Derek L. Huckel

PHONE 860-301-7942

email: dthuckel@comcast.net

ENGINEER/SURVEYOR/ARCHITECT Richard W. Gates Lic # 8162

PHONE 860-767-0779

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) THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION OR ITS STAFF TO ENTER THE PROPERTY FOR THE PURPOSE OF INSPECTION.

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

Application
Part Two

ck # 3404

Date received by office 2/19/21 Application fee - \$40 + State fee - \$60 = \$100

Variance X Application # 21-11
Appeal of a Decision by ZEO _____
Certificate of Location _____

APPLICANT (please print) Derek L. Huckel - Across The Board LLC
ADDRESS 24 Middlesex Ave Chester CT 06412
Street Town State Zip
Telephone 860-301-7942 home work cell

OWNER OF PROPERTY John A Ravenna
ADDRESS 68 North Main St Essex CT 06426
Street Town State Zip
Telephone 914-659-0288 home work cell

Deed Reference: Book 336 Page 349
Current use of the property Residential
Is any portion of property within 500' of another Town? No
Is the property within the Gateway Conservation District? Yes

If this application is for a variance(s) please complete the following section:
Variance(s) requested of the zoning regulations
4D, E, 4D, 60 B

State the hardship on which the variance(s) are based. The hardship MUST be based on physical constraints of the land only.
Due to existing non conformity of the lot the only "buildable" area is not practical or realistic.
The house was built before zoning

Have previous applications been made for this property? Yes

Previous application #s and dates March 17 1990 - kitchen nook granted #90-1

~~Dec. 1967~~ May 1984, rear deck #94-8 granted

If this application is to APPEAL an order of the Zoning Enforcement Official, please describe the nature of the order and basis for the appeal. Attach a copy of the ZEO's order.

N/A

If this application is for a Certificate of Location for Motor Vehicles Sales or Repair, please describe proposed business.

N/A

The following items must be included as part of this application:

- a. Fee of \$40, plus \$60 State Fee...payable to the Town of Essex
- b. 15 copies of the application, site plan (with setback lines) and sketch of the proposal.
- c. Copy of property deed
- d. Copy of ZEO's order (if applicable)
- e. K-7 Certificate (if applicable) No public hearing required.

Signature of applicant *Devin L. Merrill* Date: Feb. 19, 2021

Signature of property owner *John P. P...* Date: 2/19/2021

Abutters

ROSEMBAUM MARE & BEYEN JAN MAARTEN
50 GROVE ST
ESSEX, CT 06426

HANEY DOUGLAS H & MITCHELL SUSAN
39 GRANDVIEW TERR
ESSEX, CT 06426

KRESSLEY ANDREW J & ELISE M
70 NO MAIN ST
ESSEX, CT 06426

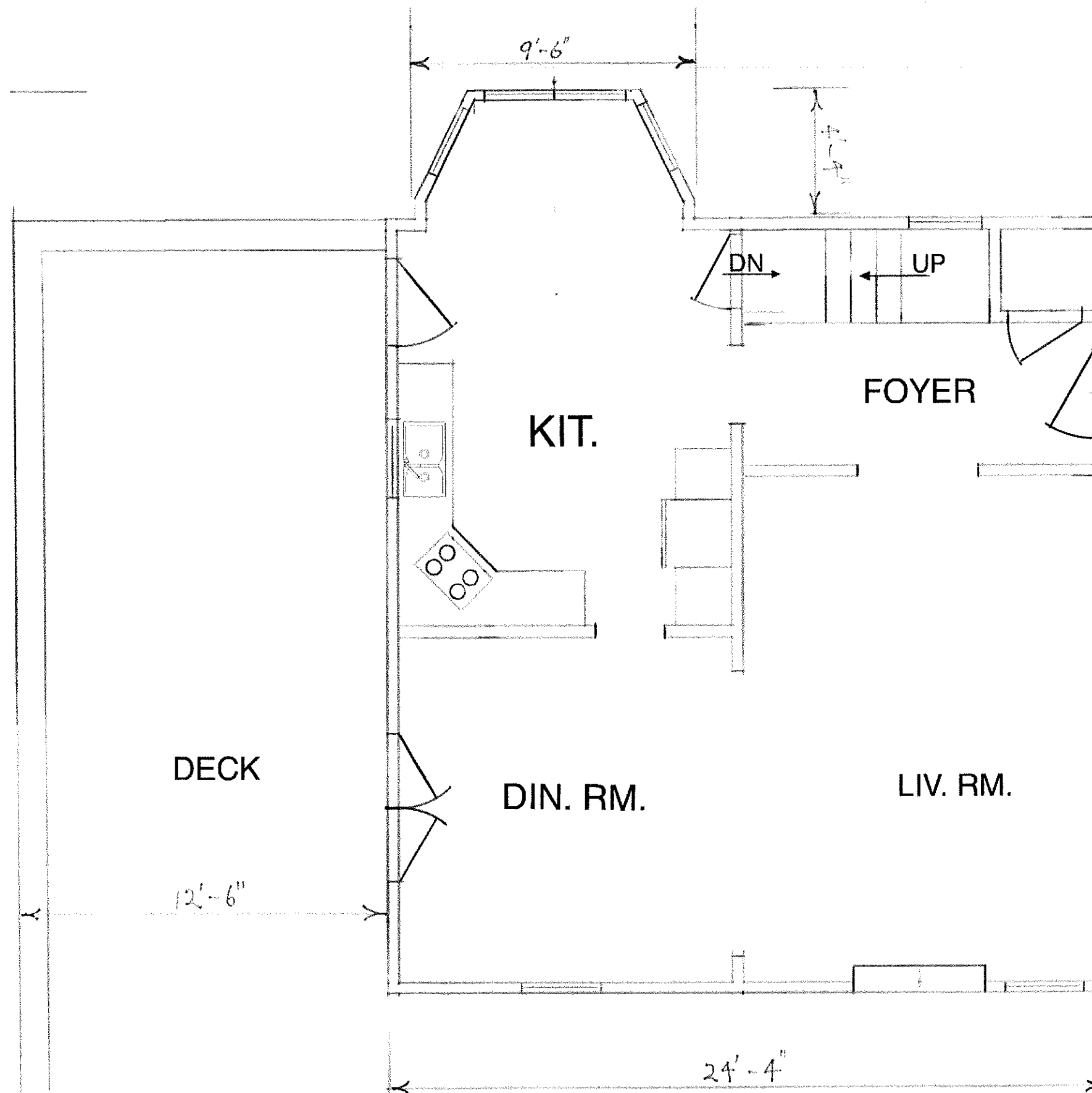
SANT ANDREA HELEN
35 GRANDVIEW TERR
ESSEX, CT 06426

LYON CHERYL D
66 NORTH MAIN ST
ESSEX, CT 06426

NORTH MAIN MEDICAL OF ESSEX LLC
67 NO MAIN ST
ESSEX, CT 06426

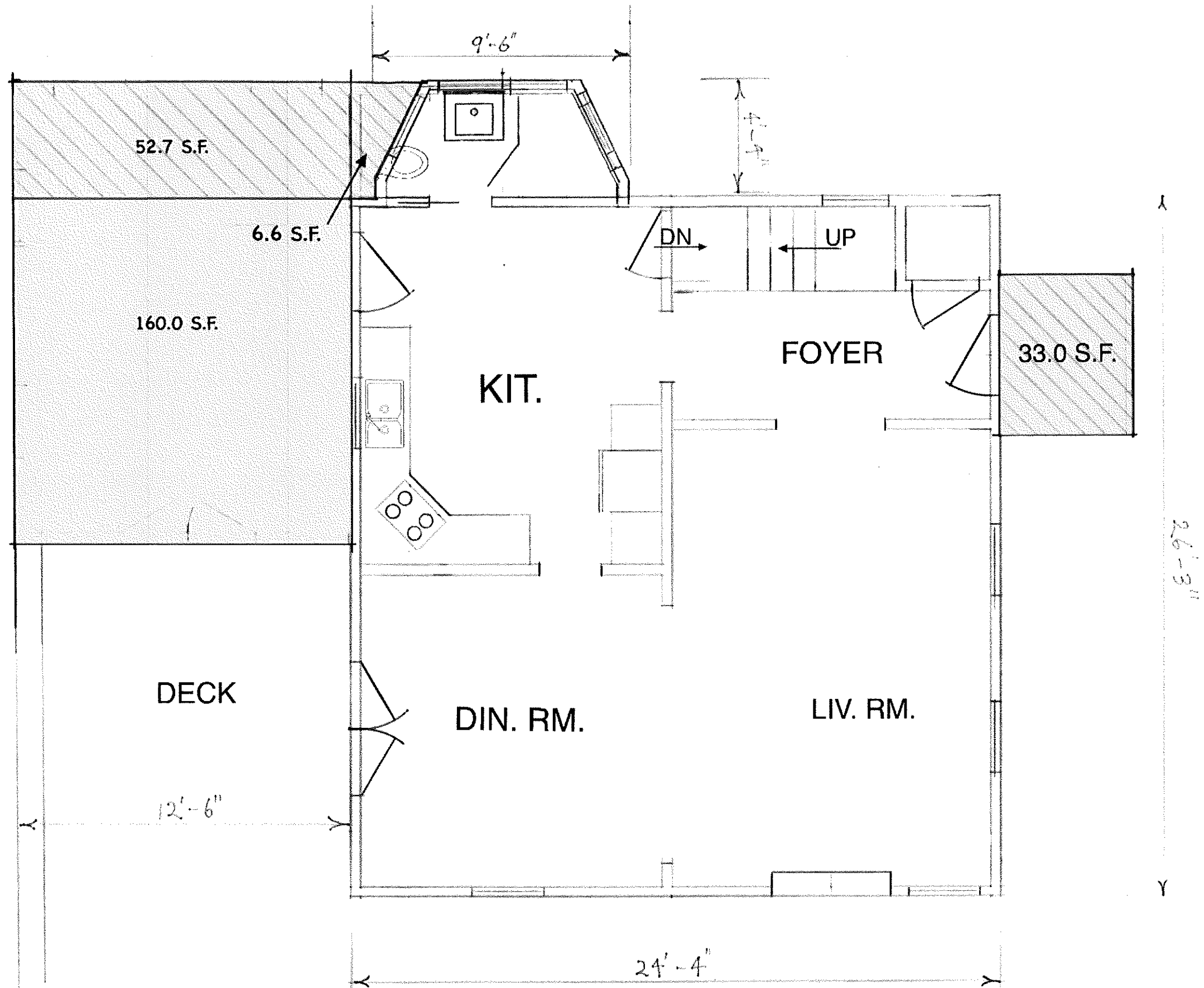
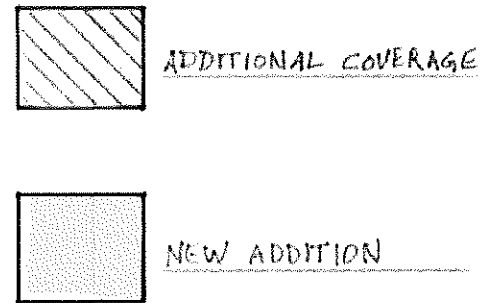
YUILLE JAMES B & NOHORA E
46 GROVE ST
ESSEX, CT 06426

RESIDENCE OF:
JOHN & JUDITH RAVENNA
68 NORTH MAIN ST.
ESSEX, CT 06426



26'-3"

NEW FIRST FLOOR SUN ROOM, BATHROOM, AND VESTIBULE



RESIDENCE OF:
 JOHN & JUDITH RAVENNA
 68 NORTH MAIN ST.
 ESSEX, CT 06426