

RECEIVED
FEB 19 2021

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

BY:

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

- SPECIAL EXCEPTION VARIANCE/ APPEAL
- SITE PLAN REVIEW APPROVAL OF LOCATION
- INLAND WETLANDS PERMIT REGULATION TEXT AMENDMENT
- INLAND WETLANDS PERMIT - AGENT APPROVAL ZONE CHANGE
- COASTAL SITE PLAN REVIEW
- WETLAND PERMIT TRANSFER MODIFICATION OF PRIOR APPROVAL
- SUBDIVISION / RESUBDIVISION SPECIAL FLOOD HAZARD AREA PERMIT

PROJECT DESCRIPTION:

This project is an addition to an existing non conforming lot of house. The proposed addition is to be located on the existing screen porch footprint. The existing footprint is within the side yard setback. We are also proposing removing a portion of the house & adding a porch in the location of the existing brick patio resulting in an increase of 50 sq. ft. for a total coverage of 17.8%

STREET ADDRESS OF PROPERTY 85 NORTH MAIN

ASSESSOR'S MAP 28 LOT 78 LOT SIZE _____ DISTRICT YR

APPLICANT Cathy & Jim Hegarty PHONE _____

APPLICANT'S AGENT (if any) HOPE PROCTOR PHONE 860 767 0767

ENGINEER, SURVEYOR/ARCHITECT PROCTOR ARCHITECTS PHONE 767-0767

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.
- 3) I HERBY AGREE 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.

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

Application
Part Two

Date received by office _____ Application fee - \$40 + State fee - \$60 = \$100

Variance _____
Appeal of a Decision by ZEO _____
Certificate of Location _____

Application # 21-12

APPLICANT (please print) _____
ADDRESS 85 NORTH MAIN ST. ESSEX CT 06426
Street Town State Zip

Telephone _____
home work cell

OWNER OF PROPERTY CATHY & JIM HEARN
ADDRESS 85 N. MAIN ST ESSEX CT 06426
Street Town State Zip

Telephone _____
home work cell

Deed Reference: Book _____ Page _____

Current use of the property RESIDENTIAL - SINGLE FAMILY

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
COVERAGE
SIDE YARD SETBACK

State the hardship on which the variance(s) are based. The hardship MUST be based on *physical constraints* of the land only.

THE HOUSE WAS CONSTRUCTED PRIOR TO ANY ZONING REGULATIONS & IS AN EXISTING NON-CONFORMING SITE & HOUSE. THE VERY NARROWNESS OF THE SITE & THE DISTANCE OF THE REQUIRED SET BACKS MAKES IT DIFFICULT TO DO EXTERIOR IMPROVEMENTS/RENOVATIONS SINCE A LARGE PORTION OF THE EXIST. HOUSE IS WITHIN THE SIDEYARD SETBACK. OWNERS ARE ASKING TO BUILD WITHIN THE EXISTING FOOTPRINT OF THE HOUSE, A PORTION OF WHICH IS WITHIN THE SETBACK.

Have previous applications been made for this property? NO

Previous application #s and dates N/A

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 [Signature]

Date: 2.19.2021

Signature of property owner James H. Heggen

Date: FEB. 19, 2021

Catherine [Signature]

Feb 19, 2021

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

NAME

ADDRESS

TOWN

ZIP CODE

SEE ATTACHED



Proctor Architects, LLC

Hagan Residence
75 North Main Street
Essex, CT 06426

LIST OF ABUTTING NEIGHBORS

Kenneth & Ergiga Conforto
6 Maple Ave.
Essex, CT 06426

Amy & Brett Zupan
8 Maple
Essex, CT 06426

Jerry & Carol Clark
10 Maple Ave.
Essex, CT 06426

James & Jean Hill
83 North Main Street
Essex, CT 06426

Charles Doane
89 North Main Street
Essex, CT 06426

Antoine & Helena Arlaud
88 North Main Street
Essex, CT 06426

Frank Grundler & Miriam Meima
1 Laurel Road
Essex, CT 06426

10 Havover Sq Apt PHE
New York, New York 10005