

RECEIVED
FEB 19 2021

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

BY: _____

Application
Part Two

✓ #1930

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

Variance
Appeal of a Decision by ZEO
Certificate of Location

Application # 21-13

APPLICANT (please print) Mark Panerani
ADDRESS 6 Main ST Ivoryton CT 06442
Street Town State Zip
Telephone _____
home work cell 860-391-9359

OWNER OF PROPERTY Mark Panerani
ADDRESS 6 Main ST Ivoryton CT 06442
Street Town State Zip
Telephone _____
home work cell 860-391-9359

Deed Reference: Book 311 Page 770

Current use of the property Commercial / Auto Repair

Is any portion of property within 500' of another Town? No

Is the property within the Gateway Conservation District? _____

If this application is for a variance(s) please complete the following section:

Variance(s) requested of the zoning regulations
Change use from Auto Repair to Auto Repair + used car's.

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

**TOWN OF ESSEX
LAND USE APPLICATION
PART ONE**

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

SPECIAL EXCEPTION	<input type="checkbox"/>	VARIANCE/ APPEAL	<input type="checkbox"/>
SITE PLAN REVIEW	<input type="checkbox"/>	APPROVAL OF LOCATION	<input checked="" 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 / RESUBDIVISION	<input type="checkbox"/>	SPECIAL FLOOD HAZARD AREA PERMIT	<input type="checkbox"/>

PROJECT DESCRIPTION:

To change use from Repair to Repair/used Dealer.

STREET ADDRESS OF PROPERTY 6 Main ST, Ivoryton.

ASSESSOR'S MAP 42 LOT 15 LOT SIZE 82 DISTRICT VR

APPLICANT Mark Panaroni

PHONE 860-391-9359
email: Mini Stock Racer@hotmail.com

APPLICANT'S AGENT (if any) Terrance D Lomme, Esq.

Po Box 397, Essex, CT 06426 PHONE 860-767-2300
email Terry@TezekLaw.com

ENGINEER, SURVEYOR/ARCHITECT _____

PHONE _____

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.

Have previous applications been made for this property? yes

Previous application #s and dates _____

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.

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

To sell a Max of 6 cars At one time. No Flag's Barnes's. Simple
car sale Sign lined up In orderly fashion

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: 2/10/21

Signature of property owner [Signature] Date: 2/10/21

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

NAME	ADDRESS	TOWN	ZIP CODE
Mary + Ian Lewis	2 Main St	Ivoryton	06442
Paul Clark	8 Main St	Ivoryton	06442
Russell Stone	5 Main St	Ivoryton	06442

Attached to Application is personal letters from
Each one of them + other's.

ADDENDUM TO PARARONI APPLICATION

This application is for approval of the current location to allow Mark to sell used vehicles at 6 Main Street, in Ivoryton. There is a site plan attached which indicates that there would be no more than 6 vehicles available for sale at any time. This property has been used as a repair facilities for many years. Mark acquired it in 2015, and has spent a significant effort in improving the condition of the property to make it more suitable for both repair and sales. In its current condition, it is ideal for this type of small repair and sale facility.

As this Board is aware there was a new and used car dealership across the street for numerous years. It would sell and service hundreds of cars a year. That property now only sells a hand full of antique and classic cars per year and does no service of any cars. As a result, the sale of a few used cars from the subject site will not have any negative impact on traffic or the neighborhood in general. Therefore Mark respectfully requests that this Board approve this application.

MRS CUNLIFFE &
MR LEWIS

TO BE COMPLETED BY APPLICANT:
THIS SITE PLAN IS AN ACCURATE
REPRESENTATION OF THE PROPOSED
LICENSED AREA.

APPLICANT SIGNATURE _____

DATE _____

TO BE COMPLETED BY ZONING BOARD:
THIS SITE PLAN HAS BEEN REVIEWED AND
GENERALLY REPRESENTS THE APPROVED
LOCATION.

AUTHORIZED SIGNATURE _____

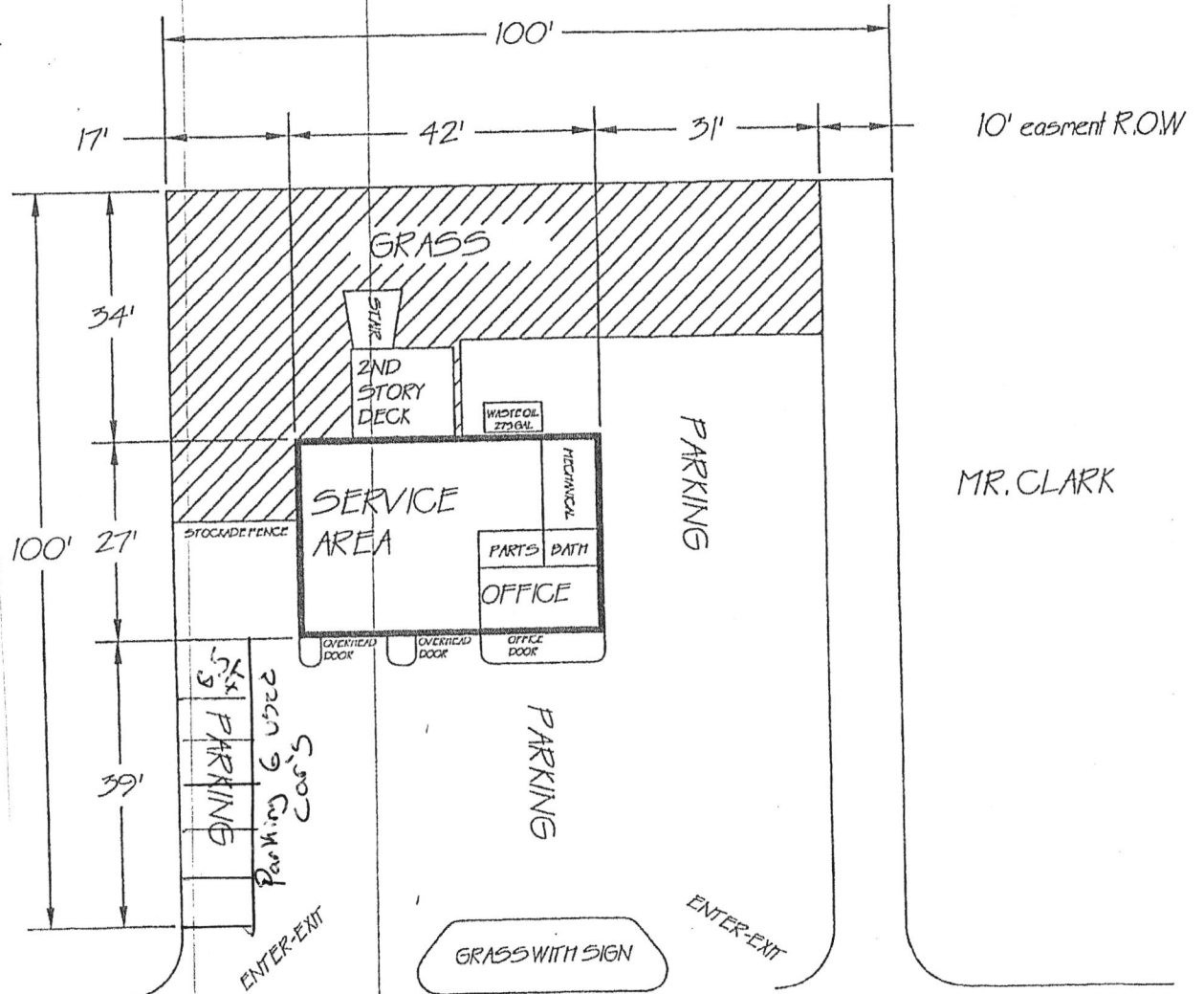
TITLE _____ DATE _____

NEW ENGLAND MOBILE AUTO LLC/
DBA NEW ENGLAND AUTOMOTIVE

6 MAIN ST, IVORYTON, CT 06442

LOT SIZE - 10,000 FT/SQ
SCALE: 1" = 25'

REVISIONS BY
MARK PANARONI
34 WINTHROP HILLS RD
IVORYTON, CT 06442
1/29/2016




MR. CLARK

MAIN STREET RT 80 - STREET CENTERLINE



Property Information

Property ID	42 15
Location	6 MAIN ST IVTN
Owner	PANARONI MARK



**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 04/09/2020
Data updated 04/09/2020

1" = 75 ft