

Revised 7/28/21

RECEIVED
6-25-21
OK

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

SCANNED

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

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

PROJECT DESCRIPTION:

CONSTRUCTION OF DECK AT REAR OF HOUSE.

STREET ADDRESS OF PROPERTY 2 Champlin Square

ASSESSOR'S MAP 32 LOT 101 LOT SIZE .55 Acres DISTRICT VR

APPLICANT CHRIS HARPIN

Email: HARPINASSOCIATES@gmail.com PHONE 860-581-7085
860-575-8546 (cell)

APPLICANT'S AGENT (if any) _____

Email: _____ PHONE _____

ENGINEER/SURVEYOR/ARCHITECT Steve DACE

Builder PHONE 860-876-8657

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

Revised 7/28/21.

Application
Part Two

✓ #1338

Date received by office 6-25-21

Application fee - \$40 + State fee - \$60 = \$100

Variance ✓

Appeal of a Decision by ZEO

Certificate of Location

Application # 21-30

APPLICANT (please print) 2 CHAMPLIN SQUARE Essex, Ct 06426
ADDRESS

Telephone	Street	Town	State	Zip
			<u>860-575-8546</u>	
	home	work	cell	

OWNER OF PROPERTY Christopher & Christa Harpin
ADDRESS 2 CHAMPLIN SQUARE Essex Ct 06426

Telephone	Street	Town	State	Zip
			<u>860-575-8546</u>	
	home	work	cell	

Deed Reference: Book Page

Current use of the property FAMILY HOME

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

Is the property within the Gateway Conservation District? NO *yes*

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

Variance(s) requested of the zoning regulations

60B 40C 40D 40E For the construction of a deck in back of house.

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

Lot is undersized at 1/2 ACRE. To gain access to back yard you have to walk through cellar or door on side porch.
Septic system was just moved to ABIDE by the state Law of 10ft set back. Coverage now is at 11.00% with Addition of Deck would bring the percentage to 13.5%.

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.

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

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 

Date: 6-24-2021

Signature of property owner 

Date: 6-24-2021

BEHRENDT JOAN E
7 CHAMPLIN SQUARE
ESSEX, CT 06426

REYNOLDS ROBERT W JR & CAROLYN H
27 SOUTH MAIN ST #1
ESSEX, CT 06426

CLEMENTS MARCUS P & KAREEN KRAYEM
27 SOUTH MAIN ST #11
ESSEX, CT 06426

ESSEX TOWN OF
29 WEST AVE
ESSEX, CT 06426

MORRIS JEANNIE A
27 SOUTH MAIN ST #2
ESSEX, CT 06426

HANBERG DONALD F + MARILYN A
5 CHAMPLIN SQ
ESSEX, CT 06426

FIRST CONGREGATIONAL CHURCH
35 PROSPECT ST
ESSEX, CT 06426

KINGSBURY SYDNEY L
27 SOUTH MAIN ST #14
ESSEX, CT 06426

SPANN LOUIS GREY JR
41 PROSPECT ST
ESSEX, CT 06426

NICHOLS EDWARD W JR & JANE K
19 SOUTH MAIN ST
ESSEX, CT 06426

PAUL GEOFFREY S
1 CHAMPLIN SQUARE
ESSEX, CT 06426

8 WEST LLC
51 GROVEWAY
CLINTON, CT 06413

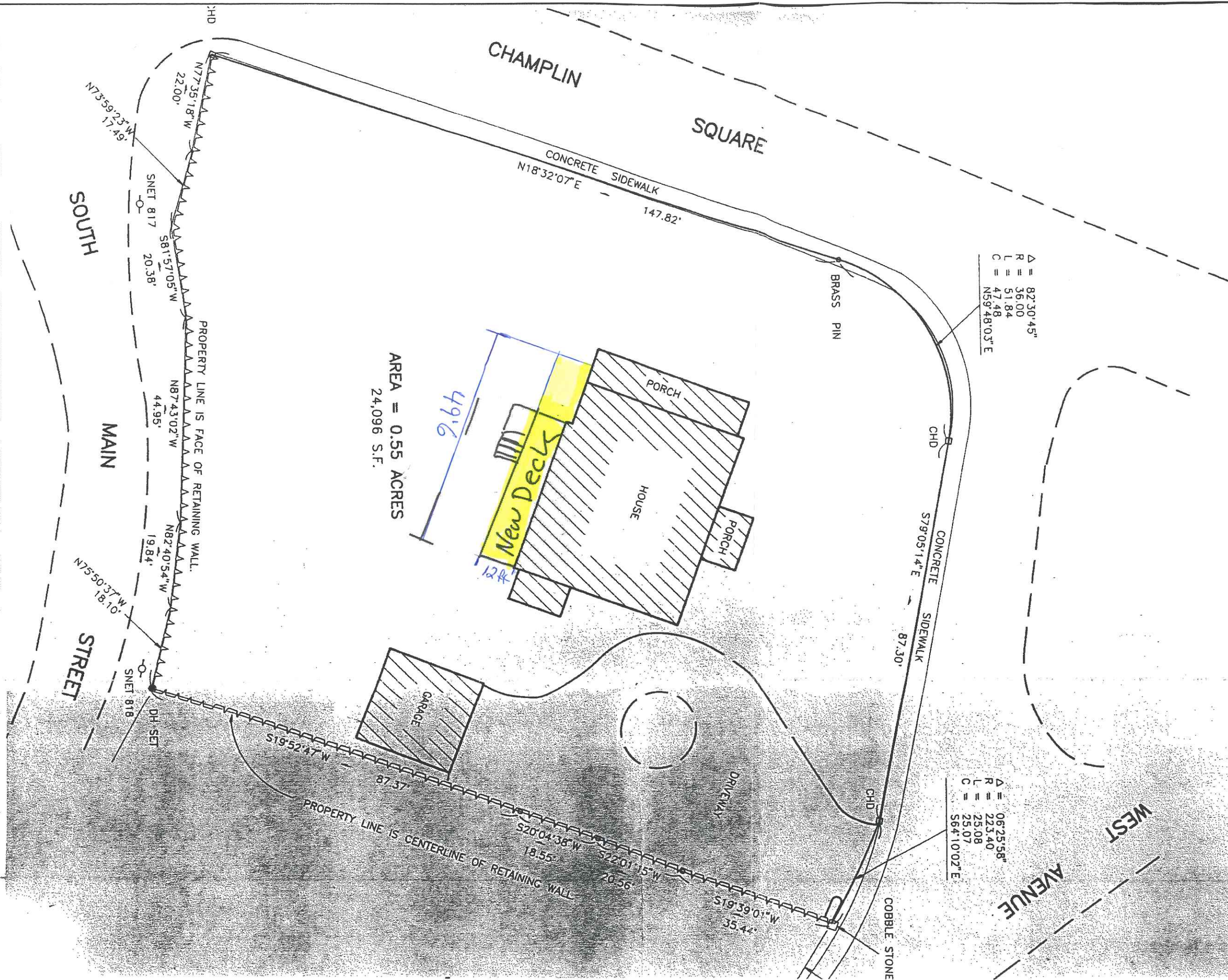
NICHOLS THOMAS D & KELLY A
10 WEST AVE
ESSEX, CT 06426

TRACY CHARLES L
27 SOUTH MAIN ST # 12
ESSEX, CT 06426

GODSMAN JAMES G & ELIZABETH R
11 WEST AVE
ESSEX, CT 06426-1108

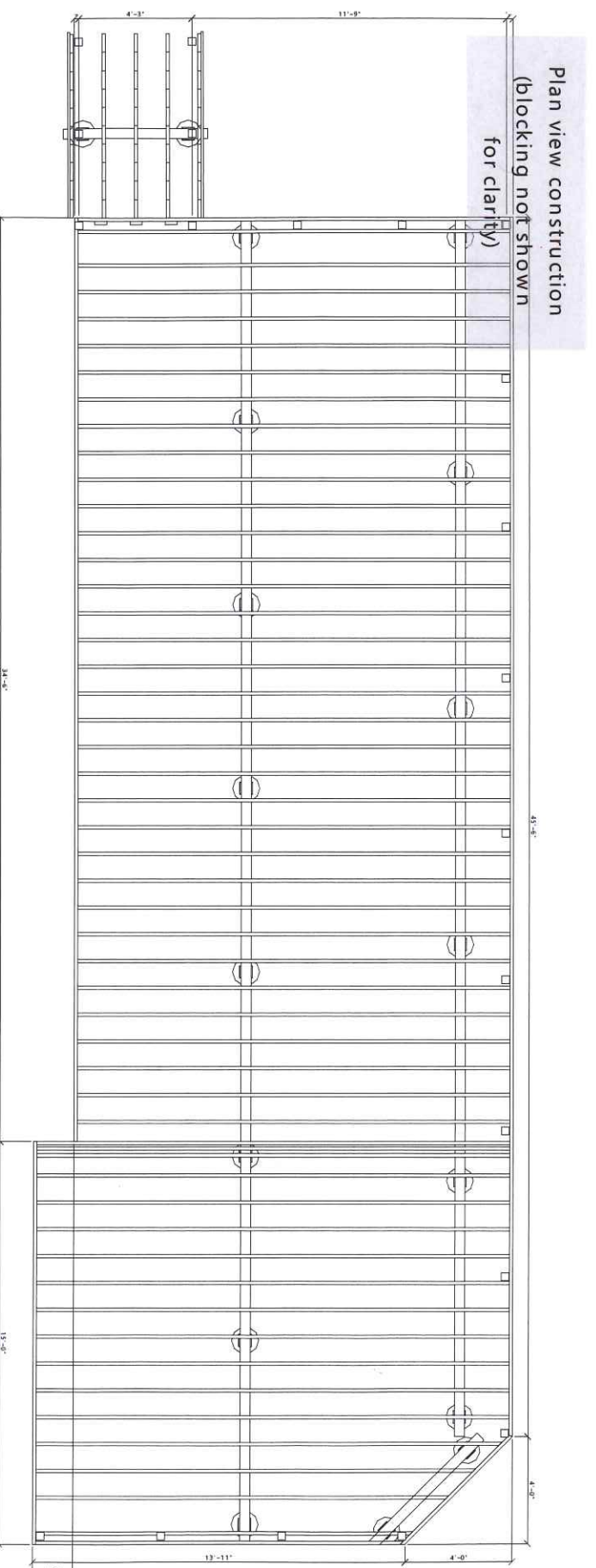
BEACH TIDES LLC
46 SOUTH MAIN ST
ESSEX, CT 06426

MILLER MARY K
9 CHAMPLIN SQ
ESSEX, CT 06426



Permit Info

LEVEL 1



Structural Information: Level 1

Height of level (top of decking)	84"
Max. joist span	93 1/2"
Max. joist cantilever	22 1/2"
Max. beam span	105 3/4"
Max. beam cantilever	6"
Footing depth	36"
Footing area (ea.)	9 1/2" ft ²
Designed live load	40 lb/ft ²
Designed dead load	10 lb/ft ²

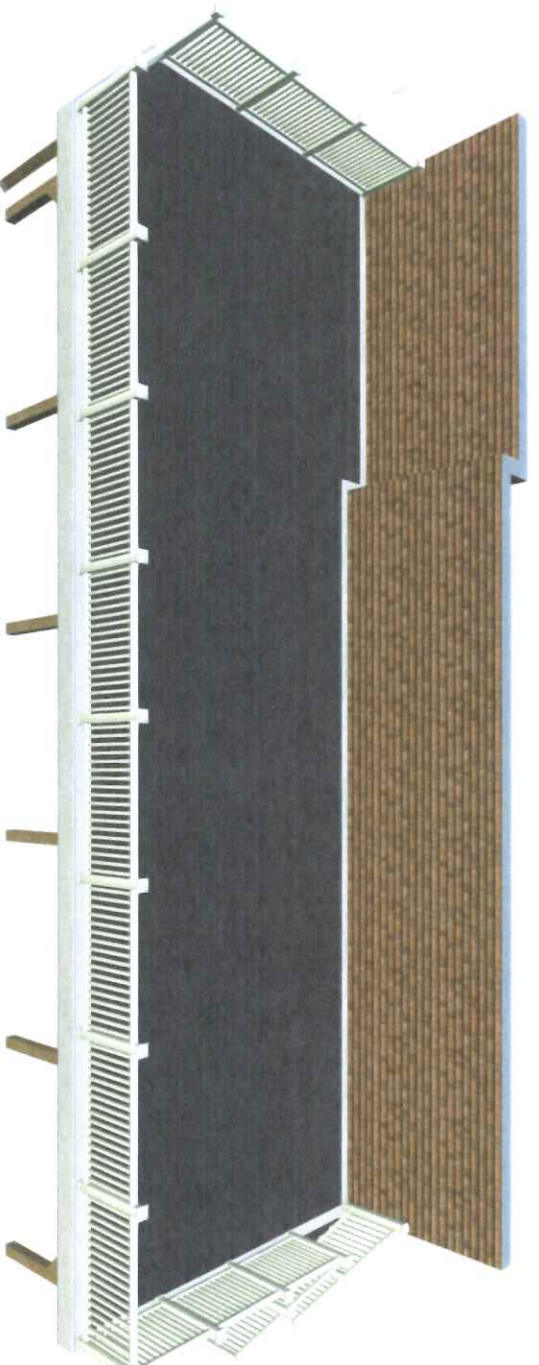
Deck and Post Height

Your design height is 84" from the top of the decking to the ground level. The top of the deck support posts will therefore be 67 1/8" above ground level.

Joists

Set joists on top of beams, 12" center-to-center.

3D view



Chris H Deck Rev

Deck Planner Software™ Report

All lengths, areas, weights, masses and structural forces are expressed in U.S. Customary units unless otherwise specified.

This report was created 7/21/2021 2:27 PM by Deck Planner Software™