

Revised 7/28/21

RECEIVED  
6-25-21

SCANNED

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

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

SPECIAL EXCEPTION	_____	VARIANCE/ APPEAL	<input checked="" type="checkbox"/>
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 DOCK 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 DAE

Bulder 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
	home	work	cell	
				<u>860-575-8546</u>

OWNER OF PROPERTY Christopher Christa Harpin  
ADDRESS 2 Champlin Square Essex Ct 06426

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

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

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 [Signature] Date: 6-24-2021

Signature of property owner [Signature] Date: 6-24-2021



