

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

RECEIVED  
AUG 06 2021

BY: \_\_\_\_\_ *Revised*

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

SPECIAL EXCEPTION	_____	VARIANCE/ <del>APPEAL</del>	_____X
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:

1) Stabilize roof and structural beams in main building  
2) Add shed dormer with two sets of three windows to make room legal ceiling height  
3) Reframe walls and ceiling where needed

STREET ADDRESS OF PROPERTY 36 Mack Lane, Essex, CT 06426

ASSESSOR'S MAP 50 LOT 13 LOT SIZE 0.58 AC DISTRICT VR

APPLICANT Robert D Pickett and Whitney E Weeks  
PHONE 646-420-3673 & 203-895-5726

APPLICANT'S AGENT (if any) Terry Lomme, ES9  
Paul Riggio 860-662-0157 PHONE 860-767-9100

ENGINEER.SURVEYOR/ARCHITECT John Beveridge  
PHONE 860-767-3072

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.

## Application Part Two

**Variance** X **Application #** 21-31  
**Appeal of a Decision by ZEO** \_\_\_\_\_  
**Certificate of Location** \_\_\_\_\_

<b>OWNER OF PROPERTY</b>	Robert D Pickett and Whitney E Weeks			
<b>ADDRESS</b>	36 Mack Lane	Essex	CT	06426
	<b>Street</b>	<b>Town</b>	<b>State</b>	<b>Zip</b>
<b>Telephone</b>	646-420-3673 & 203-895-5726			
	<b>home</b>	<b>work</b>	<b>cell</b>	

see attached

Have previous applications been made for this property? Yes

Previous application #s and dates October 14, 2020

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 Robert D. Pickett, Jr. Date: 8-5-21  
by Terrence D. Loomis N/A duly Authorized agent  
Signature of property owner same Date: \_\_\_\_\_

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

[illegible]

## ADDENDUM TO THE PICKETT / WEEKS APPLICATION

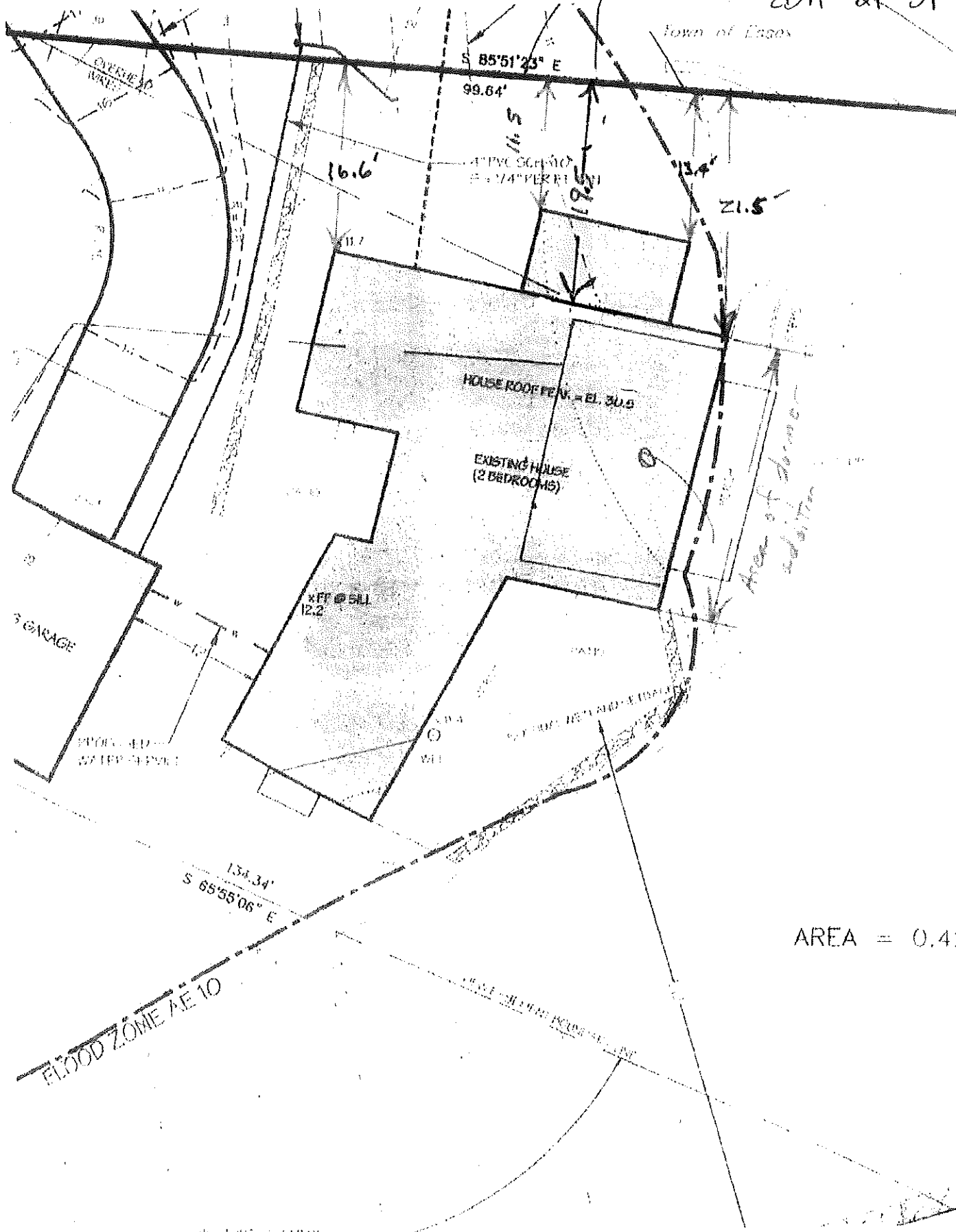
The Applicants Bruce and Whitney desire to add a dormer to a portion of the existing residence. As this Board is aware the subject property is the original Mack house on Mack Lane. As a result both its location and configuration predate the Essex zoning regulations. The house is located on a trapezoidal shaped lot, and although the lot is .58 acres, a substantial portion of it is covered by a view easement on the South side. On the North side, there is a public access which is located between 19.5 and 21.5 feet from the house. Additionally, the dormer is located 2 plus feet in from the side line of the house. As a result, the proposed dormer protrudes into the 25 foot setback area 3.5 feet to less than 2 feet. The entire dormer will be within the existing footprint of the house, so there is no additional coverage. Further, it will not increase the overall height of the house, which is currently 4 feet less than what is allowed in the regulations. Because there is an intrusion into the air space, Bruce and Whitney need a side line variance.

Due to the historic nature of the house, the head room in the upper level of the house is extremely limited. As is shown on the plans, there are two bedrooms located in this dormer area. However, they are virtually useless, as the headroom starts slightly over 6 feet and immediately tapers down to approximately 3 feet. Because they are raising a portion of the dormer in the setback area, Bruce and Whitney need a height variance.

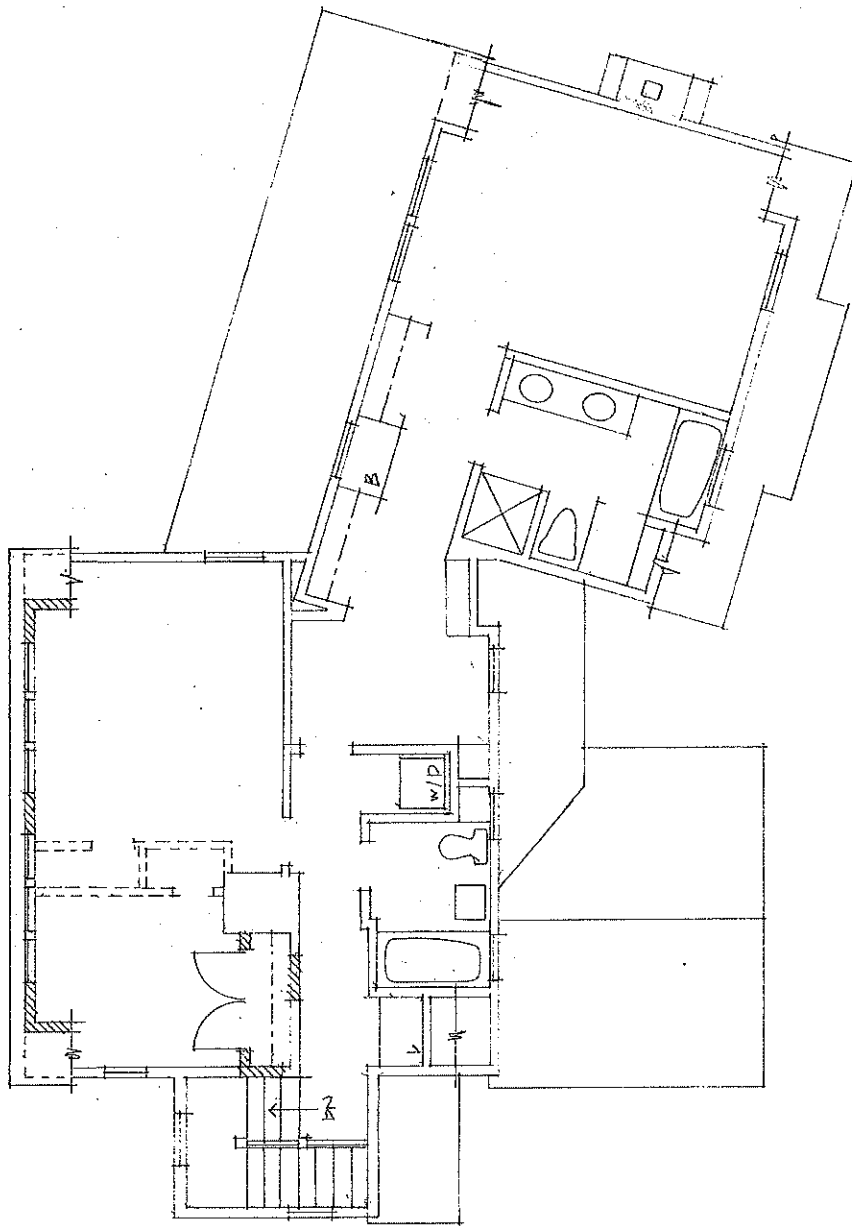
Lastly, the subject house was previously sold in November of 2013 for \$665,000. It was subsequently renovated in 2016, and in accordance with the FEMA regulations the cost of said renovations could not exceed 50% of the value of the structure within 5 years, or it has to be raised to meet the FEMA regulations. The 5 year period terminates at the end of this year, because of the backlog of construction due to Covid, Bruce and Whitney, will lose their place in the queue which will cause a substantial delay.

The approval of these variances will make this house more consistent with the other houses in the neighborhood will not have a negative effect on any neighboring properties or their values.

Proposed variance  
ZBA #21-31



AREA = 0.42



**JOHN P. BEVERIDGE, AIA**  
Architect

18 River Road  
Essex, CT 06026  
(860) 767-3572  
beveridge@att.net

**PROPOSED SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"

DATE: 11/11/11

APPROVED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DRAWING NUMBER: 1

A-1 Scale: 1'-0"=1/4"

IG ROOF TO  
AS NEEDED

Existing ridge  
unchanged

COND FLOOR

ST FLOOR

NE

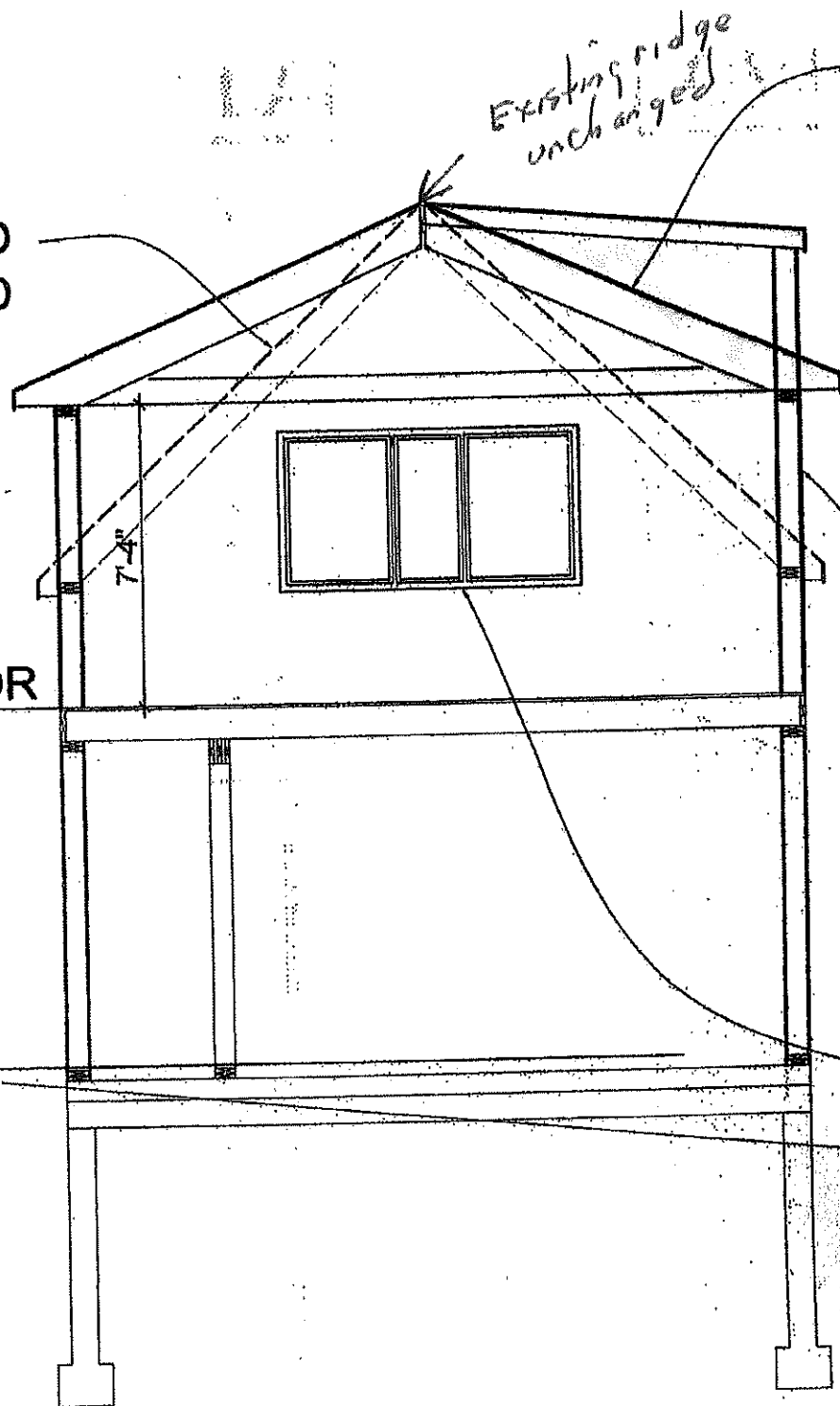
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NE

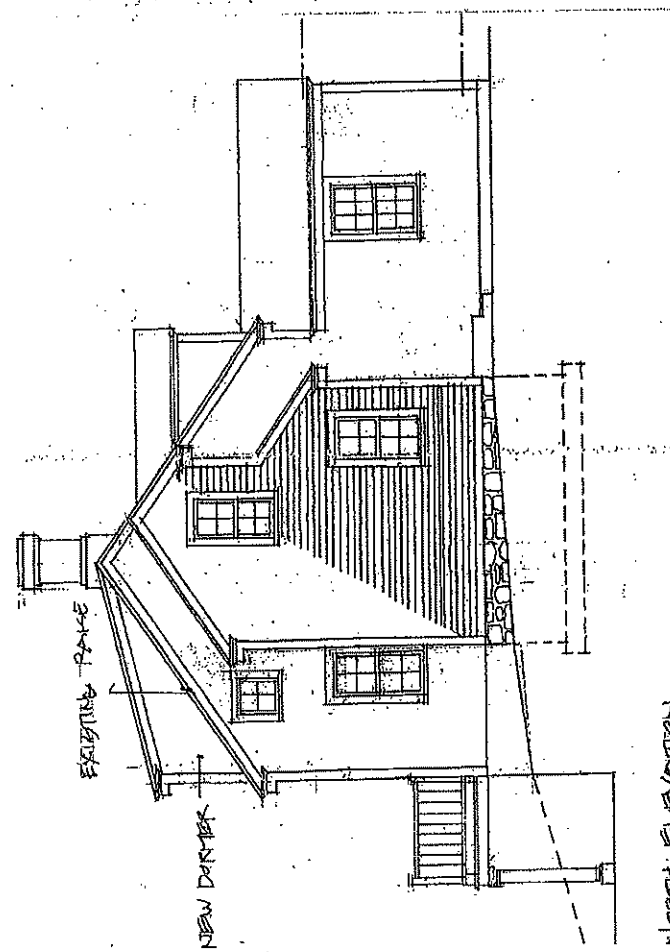
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NE

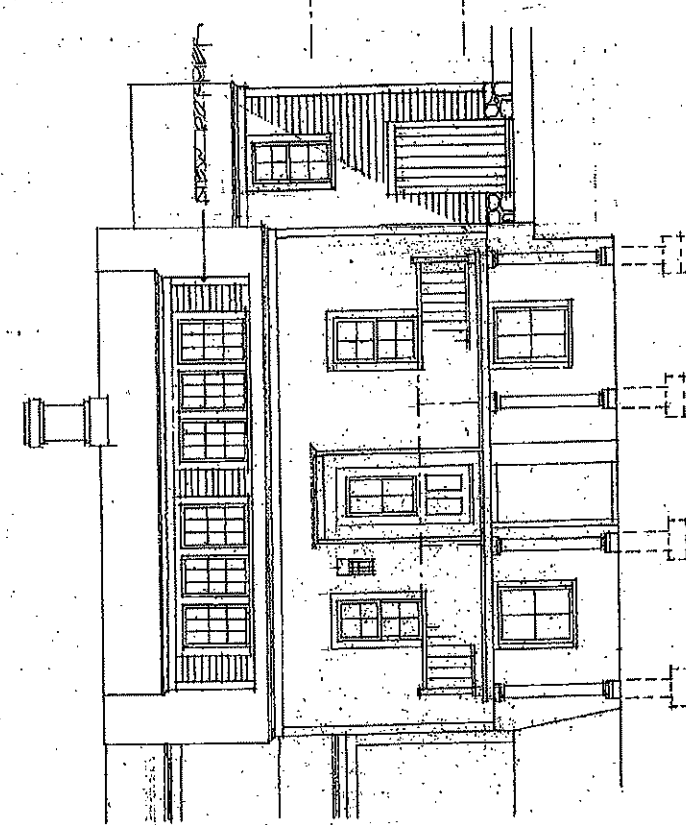
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NORTH ELEVATION



EAST ELEVATION

JOHN P. BEVERIDGE, AIA  
Architect

28 River Road  
Green, CT 06032  
(860) 703-3072  
jbeveridge@aia.com

PROJECT: ELEVATIONS

SCALE: 1/4" = 1'-0"

DATE: 10/1/10

DESIGNED BY: JPB

DRAWN BY: JPB

CHECKED BY: JPB

DATE: 10/1/10

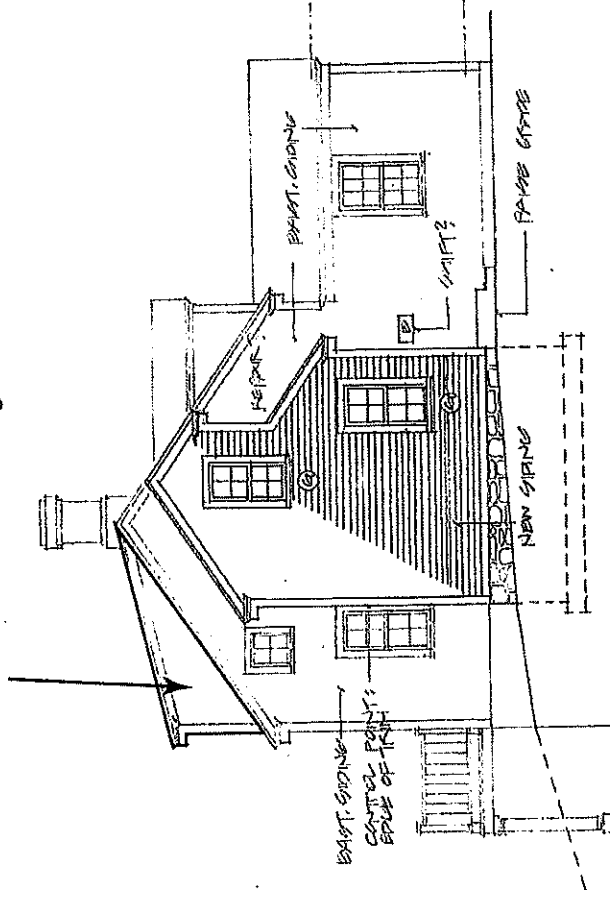
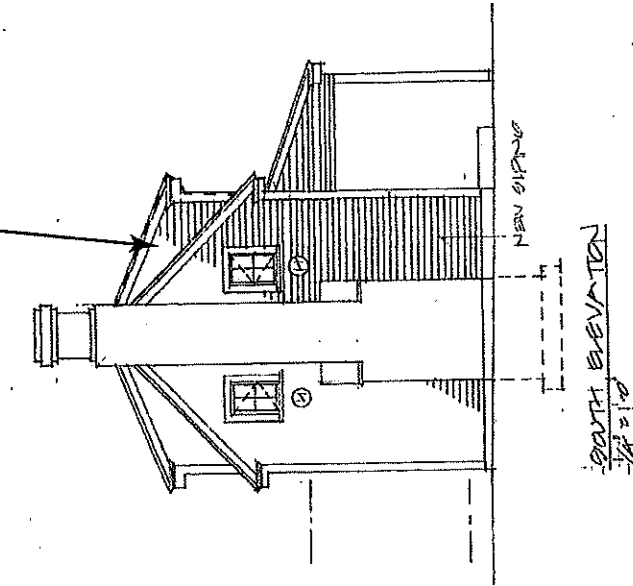
PROJECT: RESIDENTIAL

DATE: 10/1/10

PROJECT: 2

South "wing" of the house. That section has an existing, matching (although smaller) dormer as shown with the dashed line.

Proposed dormer on north "wing" of house. The cove is to the left in this image.



NORTH ELEVATION

**JOHN P. BEVERIDGE, AIA**  
Architect  
18 River Road  
East, CT 06023  
(860) 782-0272  
beverage@jpb.com

DRAWING ELEVATION	
DATE: 02/10/10	APPROVED BY: [Signature]
DATE: 02/10/10	REVIEWED BY: [Signature]
PROJECT: 18 RIVER ROAD, EAST, CT 06023	
DRAWING NUMBER: 6	