



TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

BY: _____

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

SPECIAL EXCEPTION	_____	<u>VARIANCE/APPEAL</u>	_____ <u>X</u>
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:

Installation of new hip roof system on garage over existing flat roof system. Installation of (2) garage doors.
Installation of decorative stone veneer.

STREET ADDRESS OF PROPERTY 4 Sheagren Hill Road, Centerbrook

ASSESSOR'S MAP 35 LOT 8 LOT SIZE 0.51 AC DISTRICT RU

APPLICANT Jaye B Stuart

4 Sheagren Hill Road, Centerbrook, CT 06409 PHONE 860-237-2919, cell

APPLICANT'S AGENT (if any) _____

PHONE _____

ENGINEER/SURVEYOR/ARCHITECT Joseph Bergin Architect, P.C.

28 Main Street, Essex, CT 06426 PHONE 860-767-2765

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

#2251

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

BY: _____

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

Application # 21-35

APPLICANT (please print) Jaye B Stuart
ADDRESS 4 Sheagren Hill Road Essex CT 06409
Street Town State Zip
Telephone 860-237-2919 860-237-2919
home work cell

OWNER OF PROPERTY Jaye B Stuart
ADDRESS 4 Sheagren Hill Road Essex CT 06409
Street Town State Zip
Telephone 860-237-2919 860-237-2919
home work cell

Deed Reference: Book 0327 Page 0148

Current use of the property Residential

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

40C, 40D, 40E, 50C, 50D, 61B

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

25' from front set back where 40' is required - see email

The structure is a pre-existing, non-conforming within 40' front yard setback. Applicant wishes to install new hip roof over the existing flat roof, which is prone to leaks. Current roof is leaking. No increase in overall footprint of the house or garage is proposed. There is no other way to install a new roof without working within the 40' setback for this structure.

New roof will solve leak issue permanently and add to the overall aesthetics of the house and surrounding neighborhood.

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

Date: 7/20/21

Signature of property owner

Date: 7/20/21

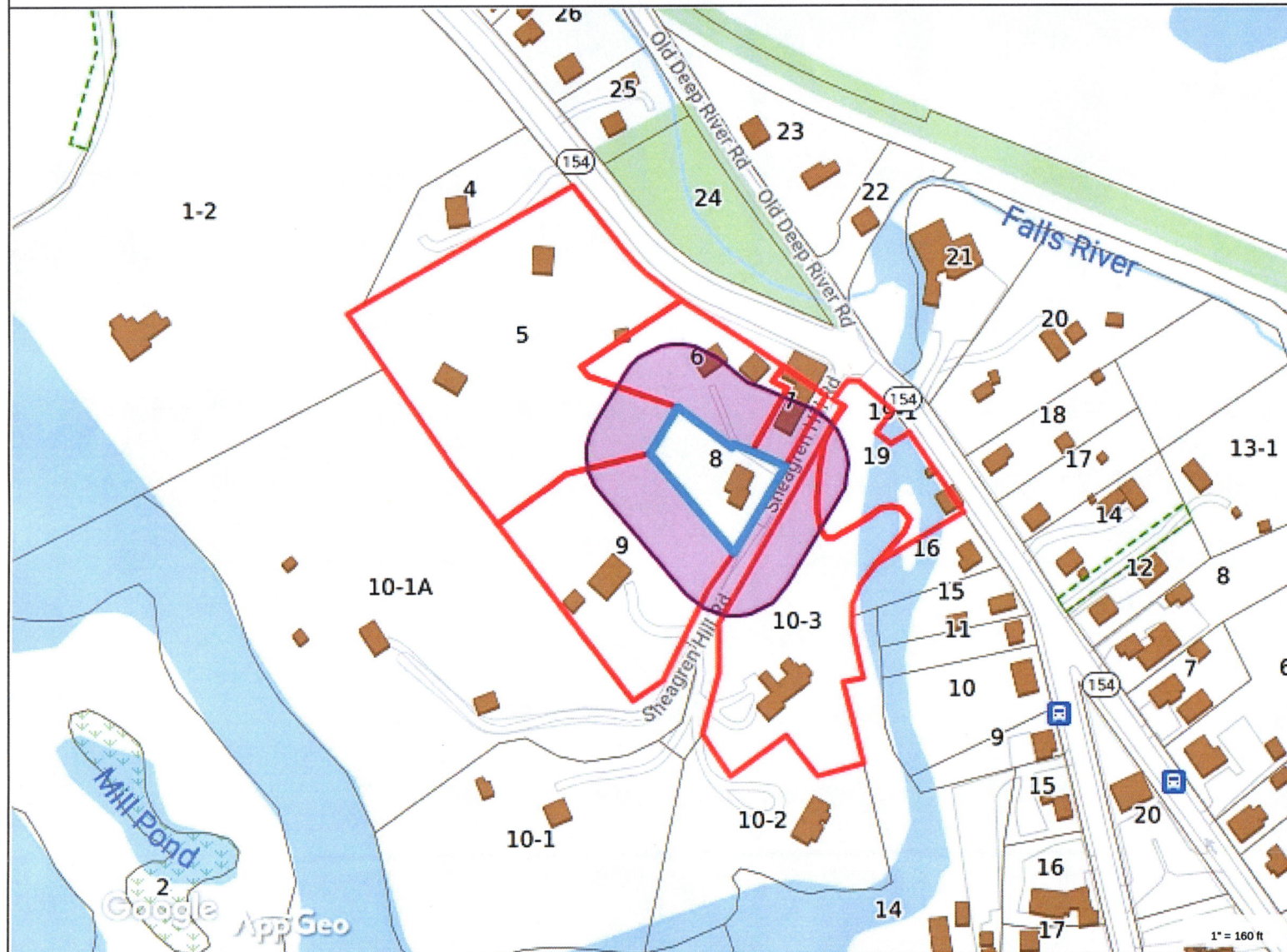
NAME	ADDRESS	TOWN	ZIP CODE
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See attached listing from the GIS system for the 6 abutters

Abutter's Listing
for
4 Sheagren Hill Road, Centerbrook, CT 06409

ID	Site Address	Owner Name	Owner Address	Owner City	Owner State	Owner ZIP
35-005	36 DEEP RIVER RD	ALLEN JEFFREY J	36 DEEP RIVER RD	CENTERBROOK	CT	06409
35-006	34 DEEP RIVER RD	TIEZZI DARRYL A	34 DEEP RIVER RD	CENTERBROOK	CT	06409
35-010-03	10 SHEAGREN HILL RD	BROWN ERIC & SUSAN J	PO BOX 362	CENTERBROOK	CT	06409
35-007	32 DEEP RIVER RD	DSN PROPERTIES	P.O. BOX 355	CENTERBROOK	CT	06409
34-019	30 DEEP RIVER RD	HERZOG MARC W	30 DEEP RIVER RD	CENTERBROOK	CT	06409
35-009	12 SHEAGREN HILL RD	MURPHY JEFFREY A & LUCINDA	PO BOX 365	CENTERBROOK	CT	06409

ABUTTER'S MAP



Property Information

Property ID 358
Location 4 SHEAGREN HILL RD
Owner STUART JAYE B



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 4/13/2021
Data updated daily

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.