

original

ZBA 21-36



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</u> APPEAL	_____ <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:

Build a 12'x 9'8" dormer above portion of 2 car garage, existing room above garage has very limited head space. Relocate front stairs to a higher elevation to decrease the amount of steps needed, add front porch to entrance with roof above head.

STREET ADDRESS OF PROPERTY 37 Laurel Road, Essex CT

ASSESSOR'S MAP 27 LOT 035 LOT SIZE 0.3 acres DISTRICT VR

APPLICANT Ryan & Ashley Linares
ryanlinares7@gmail.com PHONE 203 645 9215

APPLICANT'S AGENT (if any) _____
PHONE _____

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.

Town of Essex
Zoning Board of Appeals

29 West Avenue, Essex, CT 06426



Application
Part Two

✓ #560

Date received by office _____

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

Variance _____

Application # 21-36

Appeal of a Decision by ZEO _____

Certificate of Location _____

APPLICANT (please print) Ryan & Ashley Linares
ADDRESS 37 Laurel Road Essex CT 06426
Street Town State Zip
Telephone 2036459215

OWNER OF PROPERTY (same as applicant)
ADDRESS _____
Street Town State Zip
Telephone _____

Deed Reference: Book 335 Page 602

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? Yes

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

Variance(s) requested of the zoning regulations Side Setback of 23' where 25' is required (Section 40I) & proposed Maximum Building Coverage of 15.82% where 10% is required, the current building coverage is 15.27%. 40C, 40D, 40E, 50C, 50D, 60B

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

- 1.) Dormer proposed above existing garage which is currently inside of a side setback. Dormer is necessary due to limited headspace in existing room above garage. Existing lot is pie shaped, leaving no true rear lot setback.
- 2.) Existing undersized lot. House is a split level with the main entrance to the home on the second floor which requires 8 steps to get to the front door, there is no other way to enter the house from the front. This flight of

stairs is challenging/dangerous to get up & down during winter conditions and rain when the stairs are wet. To reduce the stair count we are proposing to relocate the stairs to a higher elevation coming off the side. To reduce the danger of walking up the stairs when wet, we are proposing to build a front porch with a roof over it that covers some of the stairs from weather. The front porch would add an additional 72sq ft to the building footprint which increases the total footprint of the home from 1,996 sq ft to 2,068 sq ft. The homes building coverage ratio is currently 15.27%, the front porch addition will make it 15.82%, 10% building coverage is permitted within this zone.

Have previous applications been made for this property? No

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.

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: 7-23-2021

Signature of property owner _____

Date: 7-23-2021

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

NAME	ADDRESS	TOWN	ZIP CODE
Gudmunda O Sigmarsdottir	57 Grandview Terrace	Essex	06426
James & Michelle Duffy	33 Laurel Road	Essex	06426
Vanessa Schaeffer	34 Laurel Road	Essex	06426
Christopher Streit & Carolyn Miller	38 Laurel Road	Essex	06426

37 Laurel Road, Essex CT 06426

Village Residential Zone (VR)

Variance 1: Maximum Building Coverage Ratio

Existing Building Footprint: 1,996 SF

Lot Size: 13,068 SF

Existing Building Coverage Ratio: 15.27%

Maximum Building Coverage (VR Zone): 10%

New Front Porch SF: 96 SF

Existing Front Porch SF: 24 SF

Net Front Porch SF Gain: 72 SF

Net Building Footprint (with front porch): 2,068 SF

New Building Coverage Ratio: 15.82%

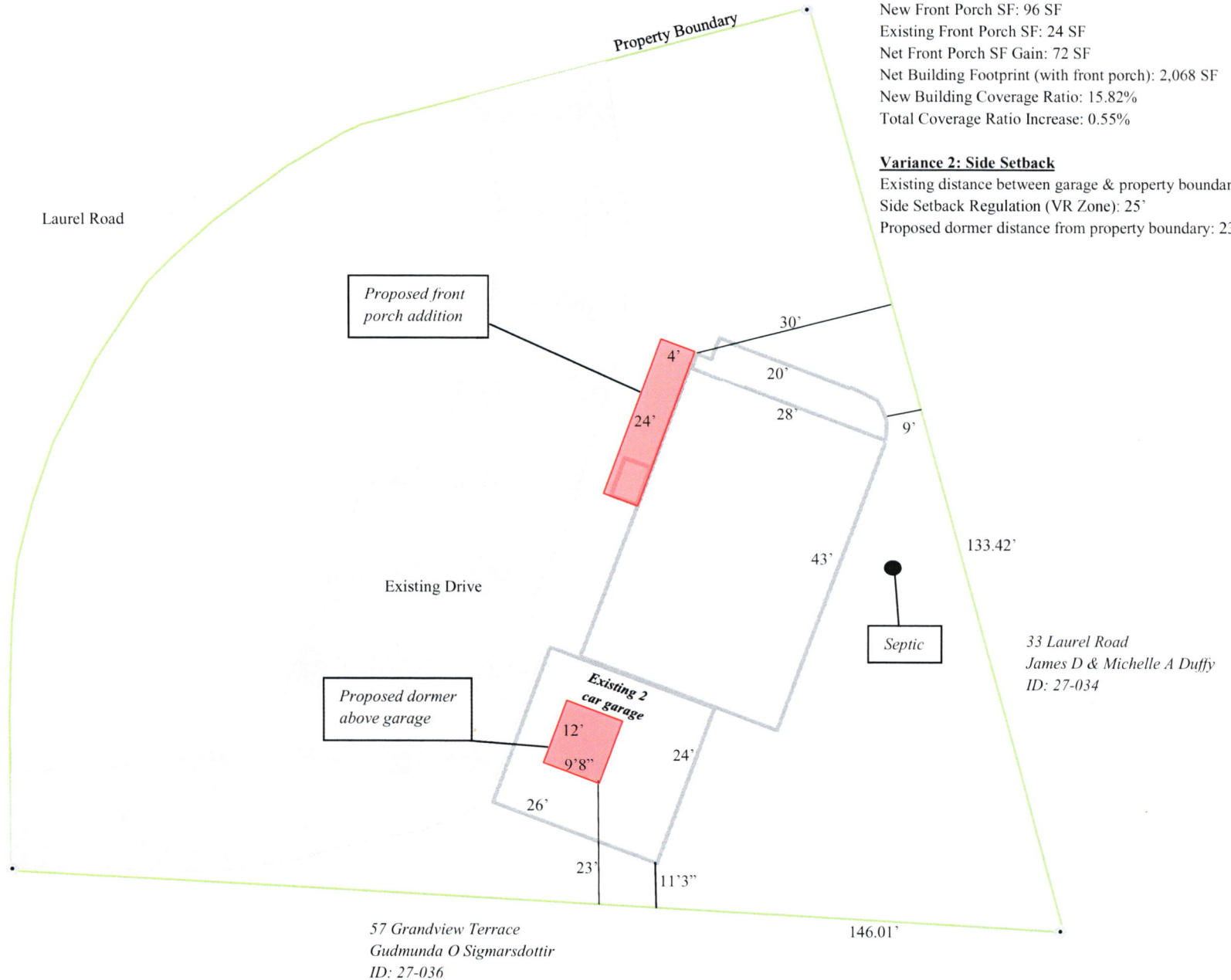
Total Coverage Ratio Increase: 0.55%

Variance 2: Side Setback

Existing distance between garage & property boundary: 11'3"

Side Setback Regulation (VR Zone): 25'

Proposed dormer distance from property boundary: 23'



Scale 1":20'

Front Entrance: Existing Conditions



4 Front Entrance: Proposed



Above Garage: Existing Conditions





Above Garage: Proposed