



BY: CD

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

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

SPECIAL EXCEPTION	<u>VARIANCE</u> / APPEAL	<u>+</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:

APPLICANTS REQUEST REDUCTION FROM 20' TO 10'  
SIDE YARD REQUIREMENT TO PERMIT SMALL  
SWIMMING POOL ALONG WOODED ADJOINING  
PARCEL TO THE SW OF SUBJECT PREMISES

STREET ADDRESS OF PROPERTY 39A RIVER ROAD

ASSESSOR'S MAP 10 LOT 19 LOT SIZE 1.11 AC DISTRICT R4

APPLICANT JONATHAN + MICHELLE CARLISLE

Email: MCarlisle4610@gmail.com PHONE 1860 984 6252  
Jacarlislearsoe@aol.com 1860 767 0067

APPLICANT'S AGENT (if any) \_\_\_\_\_ cell 203-561-0595

Email: \_\_\_\_\_ 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

✓ # 19786

Date received by office 8/24/21 Application fee - \$40 + State fee - \$60 = \$100

Variance X  
Appeal of a Decision by ZEO \_\_\_\_\_  
Certificate of Location \_\_\_\_\_

Application # 21-38

APPLICANT (please print) JONATHAN + MICHELE CARLISLE  
ADDRESS 39A RIVER RD., ESSEX CT 06426

Telephone (T) 860 767 0059 767 0067 203 561 0595  
(M) 860 home 767 0059 work cell 860 884 6252

OWNER OF PROPERTY JONATHAN + MICHELE CARLISLE  
ADDRESS 39A RIVER RD ESSEX CT 06426

Telephone (T) 860 767 0059 860 767 0067 203 561 0595  
(M) " home " " work cell 860 884 6252

Deed Reference: Book 317 Page 719

Current use of the property SINGLE FAMILY RESIDENCE

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

40 I 1 + 40 Q + 40 D + 40 E

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

Usable portion of parcel greatly limited/restricted by cove, extreme sloping topography, and deed-restricted open meadows. Septic system, well, drive and hardscape conditions pre-exist and leave only this small side yard as a possible location for a pool, hence variance is sought. Site proposed would leave 10' setback from line for pool, equipment, etc.



Have previous applications been made for this property?

yes (19-31)

Previous application #s and dates

19-31 Heard 12/17/19

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:

8/24/21

Signature of property owner

*[Signature]*  
JOC UNCL

Date:

8/24/21



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

NAME \_\_\_\_\_

## ADDRESS

TOWN

ZIP CODE

Phyllis D. Harron, 21 River Rd Essex CT 06426  
Charles + Marion Doane, 33 River Rd Essex CT 06426  
Carrie + R. Bodley, 35 River Rd Essex CT 06426  
David + Mrs. Coleman, 37 River Rd Essex CT 06426  
Mahmoud Okasha, 39 B River Rd Essex CT 06426



N/F PHYLLIS D. HARRON

POOL HEIGHT = 6" BELOW  
THE SING OF THE HOUSE

Pool code fence with  
self latching gates

3" STONE @ FOOTING  
DRAIN OUTLET  
PROVIDE STANDARD FLAP GATE  
@ FOOTING DRAIN OUTLET  
- SEE NOTE 23

SEE NOTE 2 FOR GRADING  
IN THIS AREA  
12 x 28'  
Liner In Ground Pool

Iron Pipe  
100 H +/-

Relocate Generator  
Pool Equipment

EMERGENCY ACCESS ONLY  
THROUGH THIS AREA

200 H +/-

Underground  
Propane Tank

Existing tree may need to be removed

BEDROOM HOUSE  
TOP FOUNDATION @ 100.5'

160 H +/-  
Retaining Wall

Paver patio

FULL FOUNDATION  
SLAB

GARAGE

SLAB @ 000 98.5

1230 GAL SEPTIC TANK  
INV IN 97.2  
INV OUT 96.95  
SEE NOTES 24 & 25

GRADE TO  
DRAIN

Concrete Monument

68

70

72

74

76

78

80

82

84

86

88

90

92

94

96

100

N-01-49-59-W

170.01

51.66-34-42-W

127.87

100 FT. CAM. REVIEW

60 FT WETLAND REGULATED AREA

EA QUINN LANDSCAPE CONTRACTING

Jonathan & Michele Carlisle

29A River Road  
Essex

date: code	date: code	revision
P = 20'	8/24/21	
drawn by Darlene Dumaine	checked by	drawing #

FALLS