

RECEIVED  
AUG 27 2021

RV. \_\_\_\_\_

TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE

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

SPECIAL EXCEPTION	_____	VARIANCE/ 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:

Install 6' x 52' porch, 14' x 20' deck, 4' x 4' covered entry over existing pre-cast steps

STREET ADDRESS OF PROPERTY 33 Highland Terrace

ASSESSOR'S MAP 38 LOT 15 LOT SIZE .96 acres DISTRICT RU

APPLICANT Kevin and Carol Dugan  
Email: hallgrence@aol.com PHONE (631) 965-2036

APPLICANT'S AGENT (if any) DJ Mitchell  
Email: dwmjct875@yahoo.com PHONE (860) 552-9352

ENGINEER.SURVEYOR/ARCHITECT N/A 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

RECEIVED  
AUG 27 2021

Application  
Part Two

#660

Date received by office \_\_\_\_\_  
BY: \_\_\_\_\_

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

Variance ☒

Appeal of a Decision by ZEO \_\_\_\_\_

Certificate of Location \_\_\_\_\_

Application # 21-40

APPLICANT (please print) KEVIN & CAROL DUGAN  
ADDRESS 33 HIGHLAND TERRACE IVORYTON, CT 06442

Telephone 631-965-2036 (Kevin Cell) (516) 639-7895 (Carol Cell)  
home work cell

OWNER OF PROPERTY KEVIN & CAROL DUGAN  
ADDRESS \_\_\_\_\_

Telephone \_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_  
home work cell

Deed Reference: Book 293 Page 360

Current use of the property residential

Is any portion of property within 500' of another Town? N/A

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

(Partial) Sections 40-C, 40-D, 40-E, 40-I1, 61B, 50D  
requesting front setback of 27' (40 required) / requesting front setback of 30' for  
requesting side setback of 12' where 30 is required (DECK) (covered entry)

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

Pre-existing house is non conforming on corner lot.  
Changed setbacks eliminate possibility of accessory structure.

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 Carol Day

Date: 8/24/21

Signature of property owner \_\_\_\_\_

Date: \_\_\_\_\_

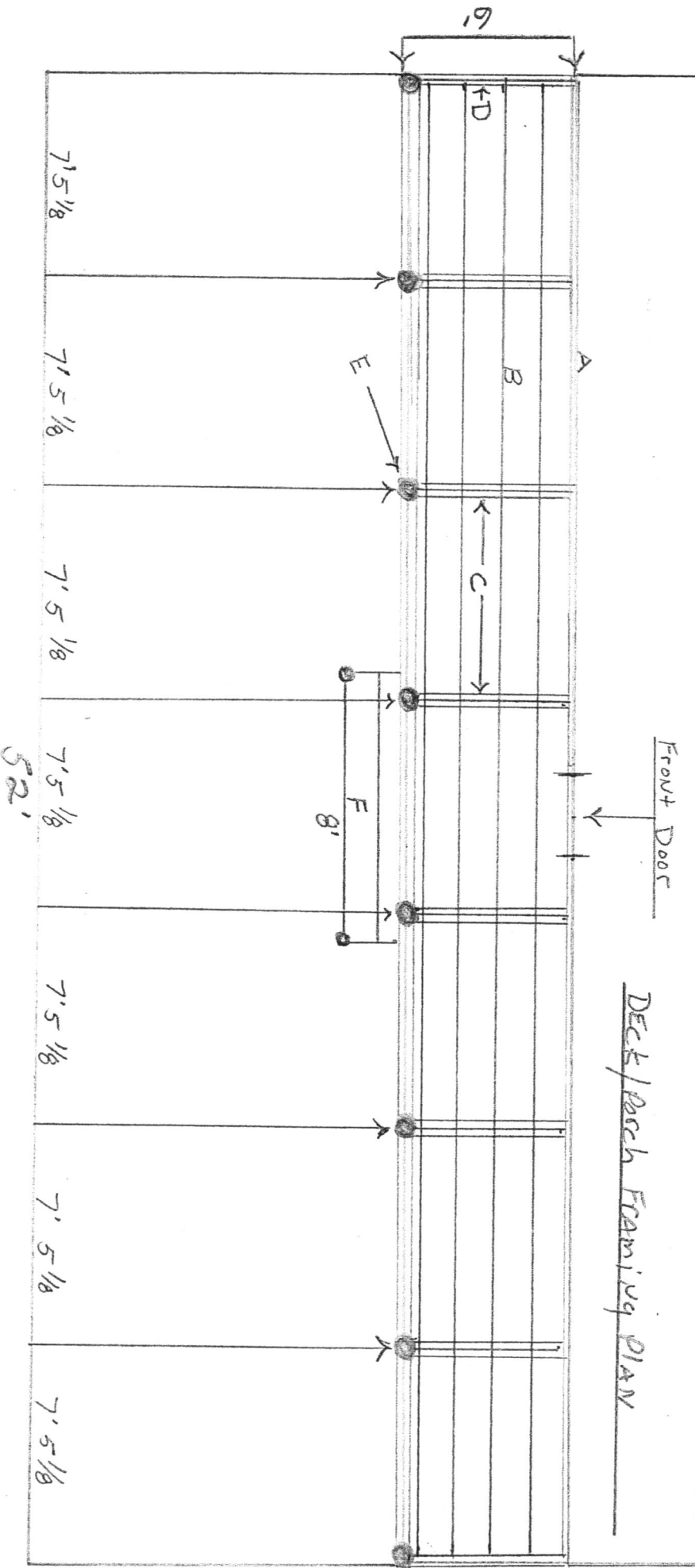
**Applicant must provide a current list of all names and addresses of abutting property owners.**

[illegible]

House

33 Highland Terrace 3/10" = 1ft

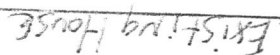
Deck/Porch Framing Plan



- A. 2x8 PT House plate FASTENED TO HOUSE Box END w/ 160c #10 wood screws or 3/8" lag Bolt 4"
- B. 2x8 Joist<sup>PT</sup> 16 O.C. FASTENED to X2 2x8 PT w/ Simpson Joist Hanger
- C. X2 2x8 PT FASTENED to BOX END & House plate w/ Simpson Joist Hanger
- D. X2 2x8 PT FASTENED to 6x6 w/ Simpson BEAM to post connection
- E. 6x6 PT on top of 6x6 Simpson Base Plate on top of 10"X4" concrete footing + RAILING 4x4 Post
- F. STEPS to grade 7" RISE 11' TREAD



### Front Porch Elevation

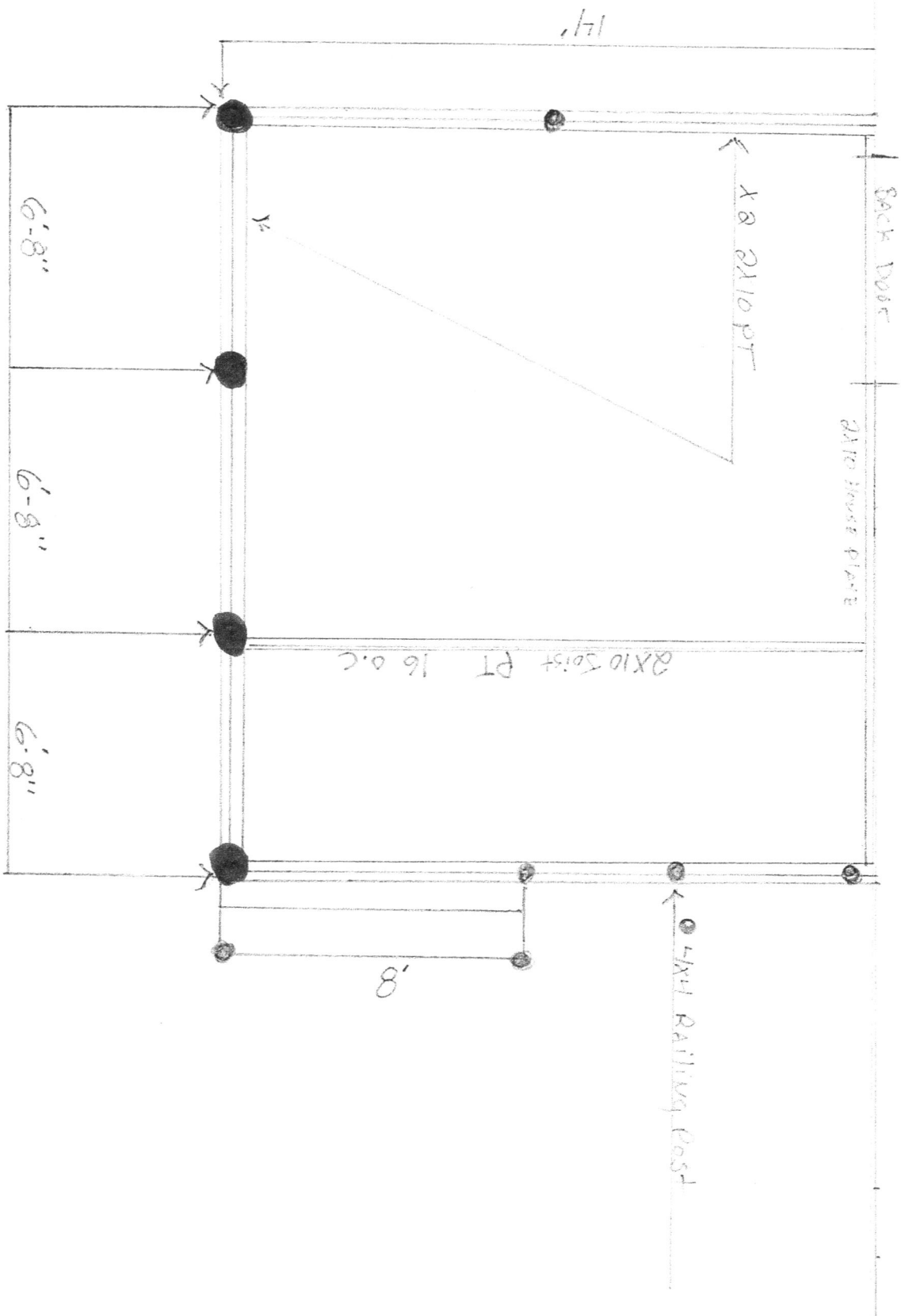


1. 4" x 10" Concrete Footing  
B. 6x6 PT FASTENED BY SIMPSON BASE  
C. 2x8 PT FASTENED BY SIMPSON POST TO BEAM  
D. 4x4 w/ Vinyl SLEEVE w/ SIMPSON FASTENER  
E. 36" Vinyl Railing 4" OC SPINDLE  
F. 2x4 CEILING MATERIAL  
G. 2x8 BATTEN RETURN TO HOUSE  
H. 1/2" CDX ICEE WATER SHINGLES  
I. PLATE ON EXISTING HOUSE w/ WATER TIE  
K. MID SPAN 2x8 BLOCKING  
L. H-1 Hurricane Tie

House

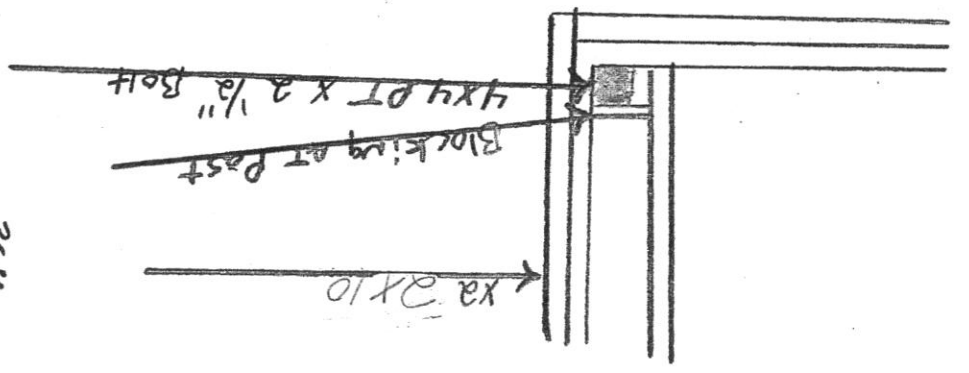
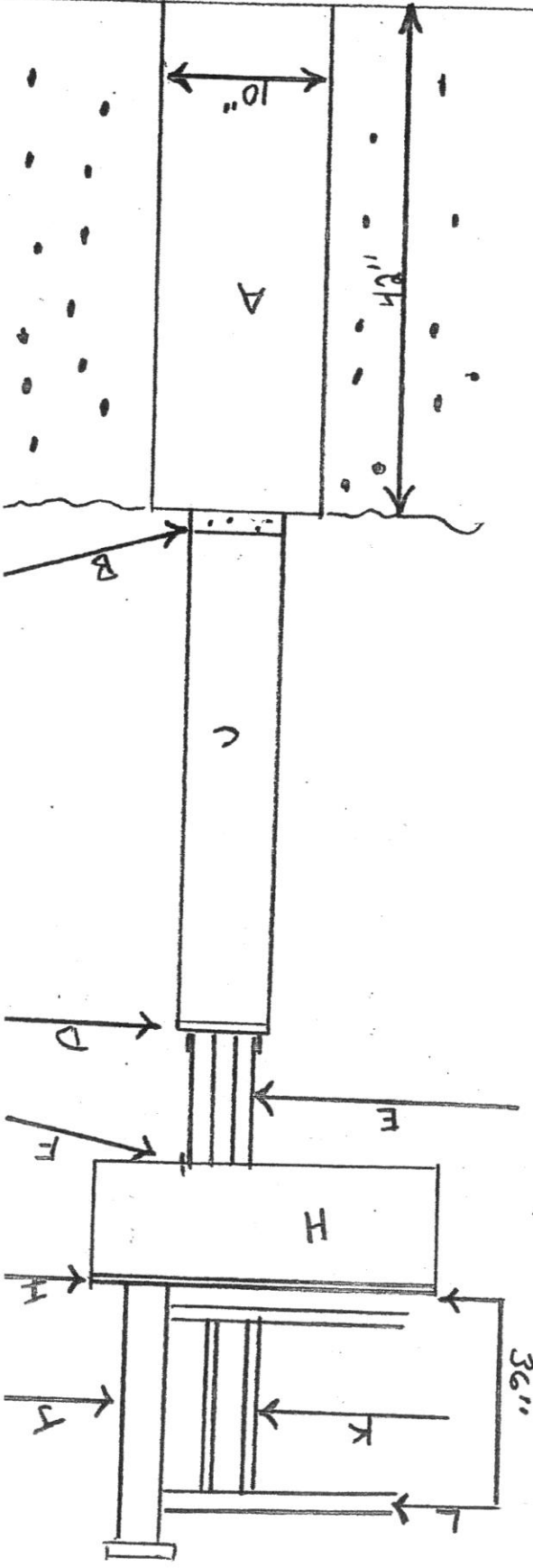
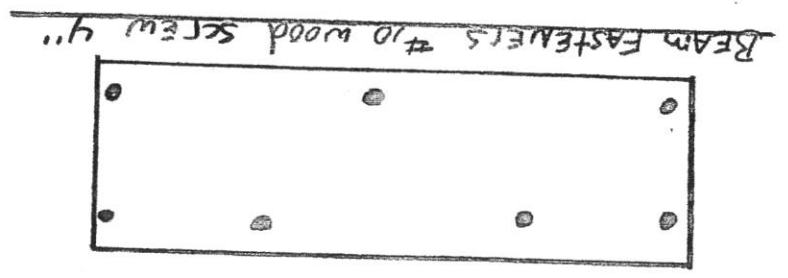
33 Highland Terrace 1/4" = 1ft

Deck Framing Plan



6x6 PT on top Simpson Base Plate on top of 10" x 4 1/2" Concrete Footing

- A. 10"x42" CONCRETE FOOTING B. 6x6 SIMPSON BASE PLATE 7x 1/2" BOLT
- C. 6x6 PT D. SIMPSON POST to BEAM CONNECTION 10d NAILS E. X3 2X10 PT
- F. H-1 SIMPSON HURRICANE TIE H. 2X10 PT BOX END I. AZEK 5/4X6
- J. 4X4 PT K. 2X2 PT L. 2X4 PT

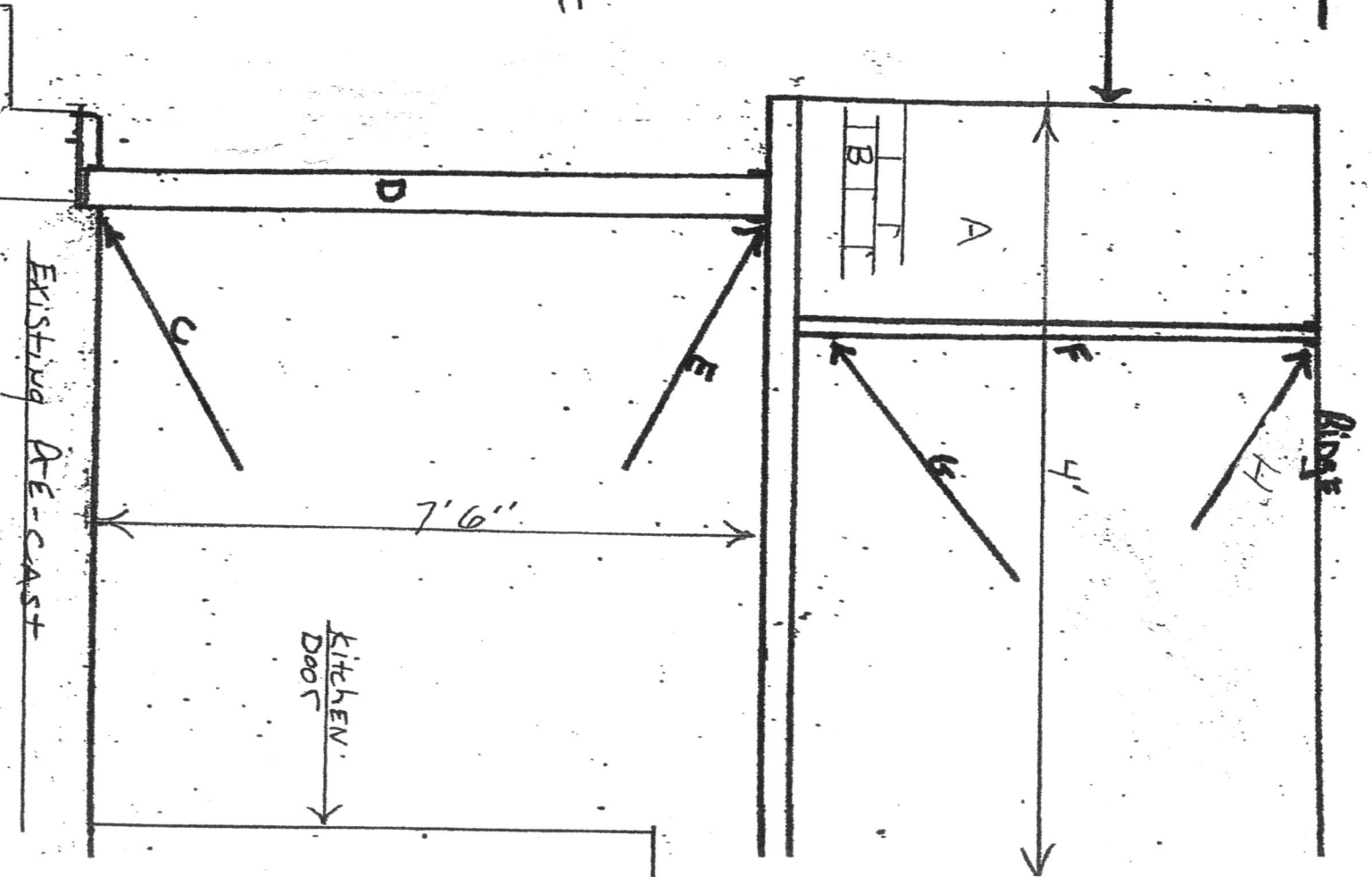




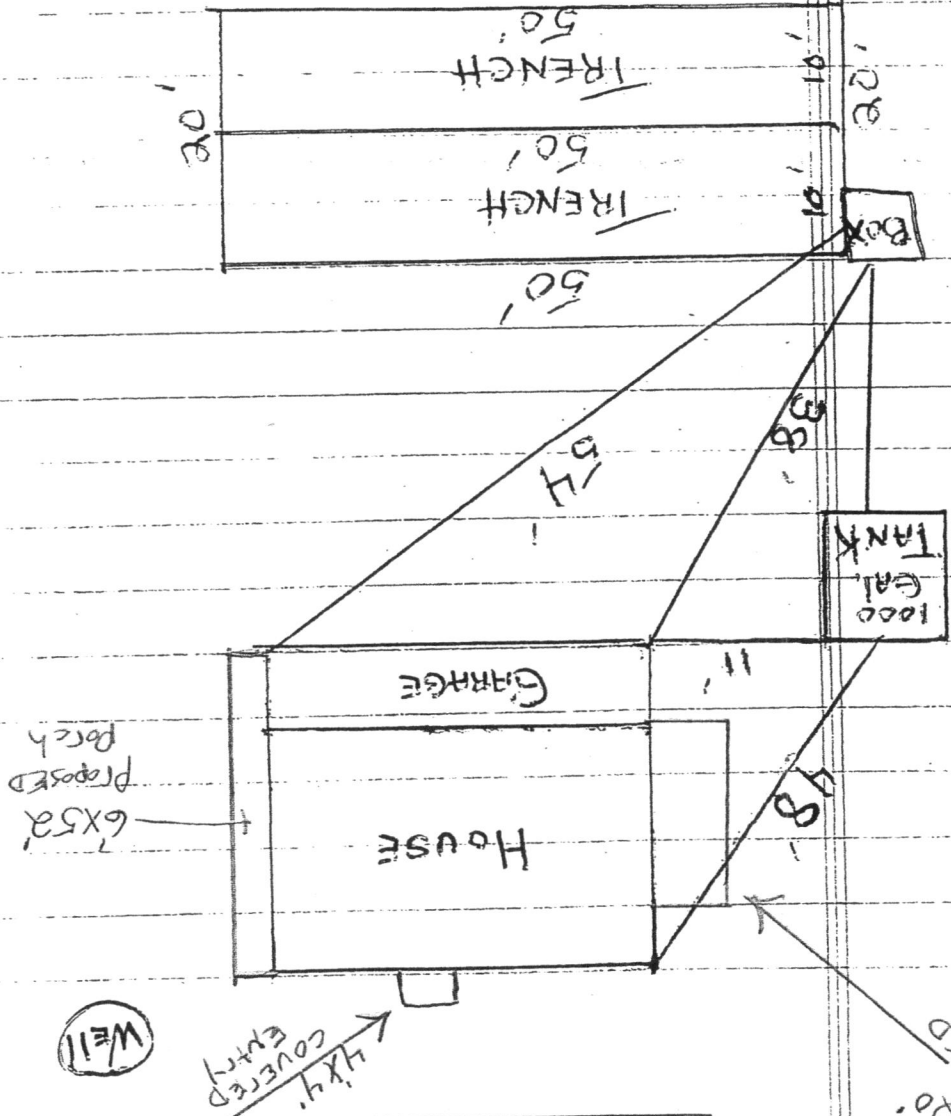
# COVERED ENTRY

CABLE RAIL

- A. 1/2" CDX
- B. INSULATOR ARCHITECTURAL SHINGLE
- C. 4X4 BASE PLAT BOLTED TO CONCRETE
- D. 4X4 PT. COVERED BY VINYL SLEEVE
- E. SIMPSON POST TO BEAM CONNECTION
- F. 2X6 RAFTER FASTENED BY H-1 HURRICANE TIE
- G. "
- H. 2X8 RIDGE BOARD FASTENED TO RAFTER WITH SIMPSON RAFTER TIE

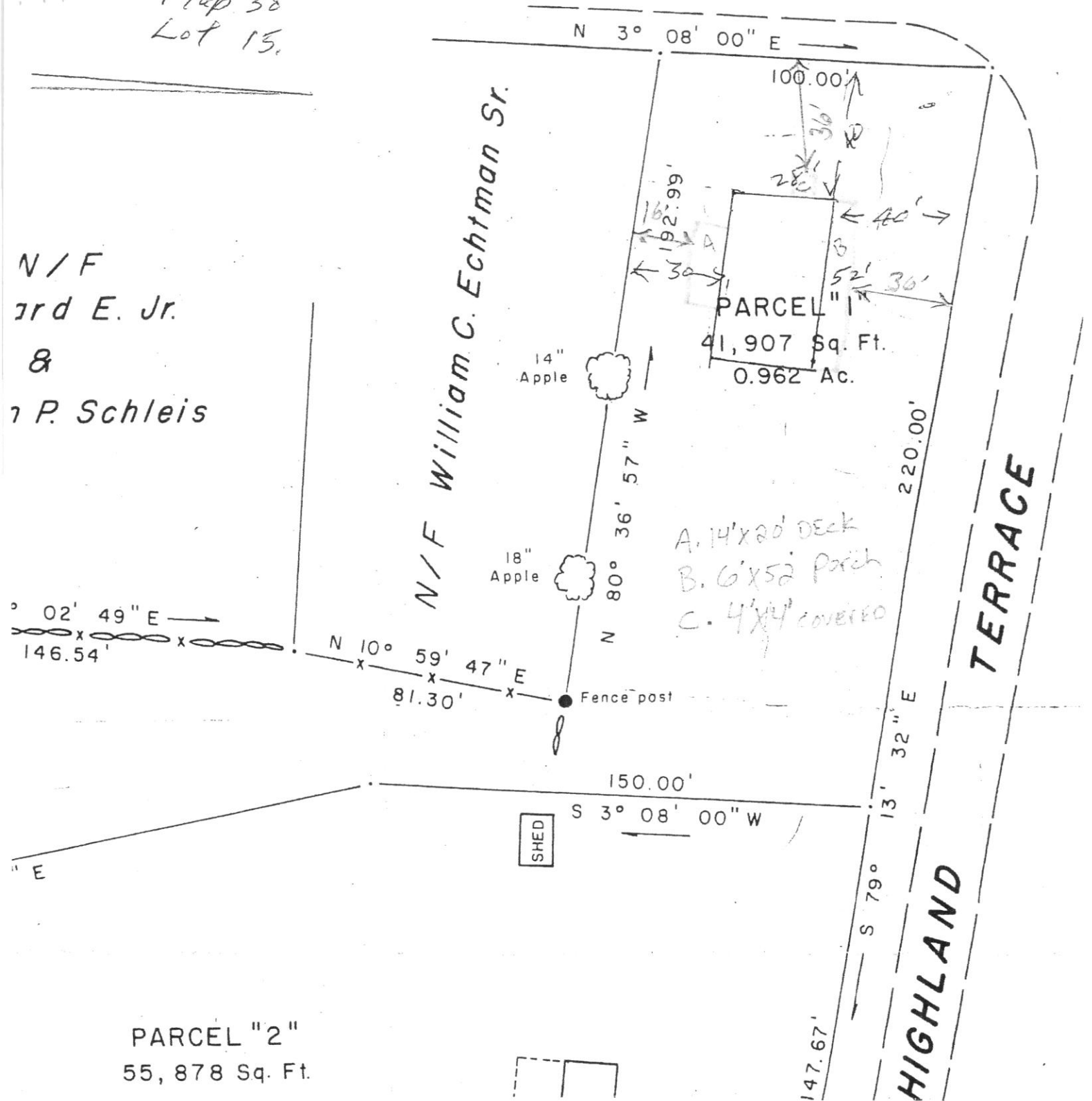


Road



Map 38  
Lot 15.

N / F  
rd E. Jr.  
&  
P. Schleis



August 24th, 2021

Hello,

I am writing in regards to the property of Carol and Kevin Dugan, located at 33 Highland Terrace, Ivoryton, CT. I currently reside directly across the street at 32 Highland Terrace. The Dugan's have lived in the house for many years and have worked hard to make it feel like home. The well-thought-out upgrades to their home would not only benefit their family, which is well-deserved but would also benefit the neighborhood as a whole. I speak for myself and my home when I say that allowing the upgrades and permitting the construction process to move forward is the right thing for such a hardworking and deserving family trying to create the home of their dreams!

Please feel free to contact me at (860)304-8741 or [cullinakatie3@gmail.com](mailto:cullinakatie3@gmail.com) with additional questions or concerns.

Signed,  
Katherine Cullina

A handwritten signature in cursive script that reads "Katherine Cullina".

32 Highland Terrace, Ivoryton, CT 06442

34 Highland Terrace  
Ivoryton. CT. 06442

August 24 ,2021

Zoning Board of Appeals  
Essex . CT.

Ladies and Gentlemen,

33 Highland Terrace, built in 1980 on a uniquely shaped, pre-existing non-conforming lot is still the new house in neighborhood. It is the only dwelling in the neighborhood without modifications.

Many of our homes are of Comstock (Pratt Read) derivation, built around 1900. Each one has acquired appendages.

I live at 34 Highland Terrace, (map 38, lot 23), directly across from 33 Highland. I have a front porch that apparently pre-exists the 1940's addition. The slab of the porch is 21 feet from the paved area of the road. Allowing for a 50 foot ROW and a measured 9 feet from the center of the road to grass, I apparently have a 12 foot legal set back. That is common in this neighborhood. Lots 22, 21, and 20 have enclosed entrances with similar set backs.

33 Highland Terrace is a corner lot. It provides unencumbered vision to traffic. The proposed modification would in no way impede that vision.

Sincerely,

A handwritten signature in cursive script, appearing to read "Winifred Olson", with a long horizontal flourish extending to the right.

Winifred Olson

August 23, 2021

To Whom it may concern:

I'm writing to affirm that I have absolutely no concerns for my next door neighbors, Carl & Kevin Dagon to build a porch and deck on their home.

It will surely enhance the value of the homes in our neighborhood.

Thank you for considering my thoughts

Sharon Bush  
29 Highland Terrace  
Dorset



8-24-21

To - The Zoning Board of Appeals  
of the Town of Essex, CT  
29 West Ave.

Essex CT 06436

From - Peggy Price  
30 Highland Terrace  
Ivoryton, CT 06442

Re - Kevin & Carol Dugan  
33 Highland Terrace  
Ivoryton CT 06442  
Zoning Permit

I am writing in support of  
the Dugans, who want to  
build an addition to their  
home, a deck and/or porch.  
Hoping they will get the  
approval they need from  
the Town of Essex to see  
their project through. It  
could only enhance their  
property and possibly improve  
property value for their  
neighbors.

Sincerely  
Peggy Price

To Whom It May Concern,

August 23, 2021

This letter is written to express our opinion towards the development of Carol and Kevin Dugan's property at 33 Highland Terrace, Ivoryton, CT. We believe the additions to their home would be a welcoming improvement to the neighborhood as well as an increase to the surrounding property values. They have worked very hard for these upgrades, and we ask that they be granted a variance so that construction can move forward as planned. We are very much looking forward to seeing these small requests transform into the beautiful home that they deserve.

Please feel free to contact me with any questions or concerns at (860)790-0386 or [simmie442@comcast.net](mailto:simmie442@comcast.net).

Thank you for your consideration.

Signed,

The Simpson Family

26 Highland Terrace

Ivoryton, CT 06442

A handwritten signature in black ink, appearing to read "Brian Simpson", written in a cursive style.

Brian Simpson



**Property Information**

Property ID 38 15  
 Location 33 HIGHLAND TERR  
 Owner DUGAN KEVIN M & CAROL A



**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.