

RECEIVED
AUG 27 2021

TOWN OF ESSEX
LAND USE APPLICATION
PART ONE

BY:

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

SPECIAL EXCEPTION	_____	VARIANCE/ 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:

Proposed to construct a 24 ft x 68 ft two bedroom house with a driveway, well
and sanitary system on an existing non-conforming lot.

STREET ADDRESS OF PROPERTY Edgewood Avenue, Ivoryton, CT 06442

ASSESSOR'S MAP 56 LOT 28 LOT SIZE 0.55 DISTRICT VR

APPLICANT Colleen K. Hutchinson
18 Edgewood Avenue, Ivoryton, CT PHONE 860-767-1130

APPLICANT'S AGENT (if any) Robert L. Doane, Jr., P.E., L.S.
Doane Engineering PHONE 860-767-0138

ENGINEER/SURVEYOR/ARCHITECT Robert L. Doane, Jr., P.E., L.S.
Doane Engineering PHONE 860-767-0138

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 Application
Part Two
AUG 27 2021

✓ #2390

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

Variance BY: X
Appeal of a Decision by ZEO _____
Certificate of Location _____

Application # 21-41

APPLICANT (please print) Colleen K. Hutchinson
ADDRESS 18 Edgewood Avenue Ivoryton CT 06442
Street Town State Zip
Telephone 860-767-1130
home work cell

OWNER OF PROPERTY Colleen K. Hutchinson
ADDRESS 18 Edgewood Avenue Ivoryton CT 06442
Street Town State Zip
Telephone 860-767-1130
home work cell

Deed Reference: Book 341 Page 0178

Current use of the property Vacant Lot

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, 50D, 60B, front setback 15.7 ft requested (30 ft required) rear setback 15.8 ft requested (30 ft required), 110B driveway 2.8 ft from rear line (5 ft required)

State the hardship on which the variance(s) are based. The hardship MUST be based on *physical constraints* of the land only.
The lot was created in 1909. The lot is 55.5 ft wide resulting in an allowed buildable area width of 0.5 ft to 5.5 ft.

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.


N/A

If this application is for a Certificate of Location for Motor Vehicles Sales or Repair, please describe proposed business.

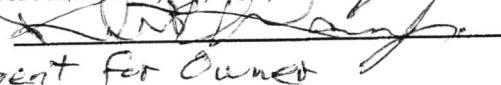
N/A

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 
Agent for Applicant: Robert L. Deane, Jr., P.E., L.S.

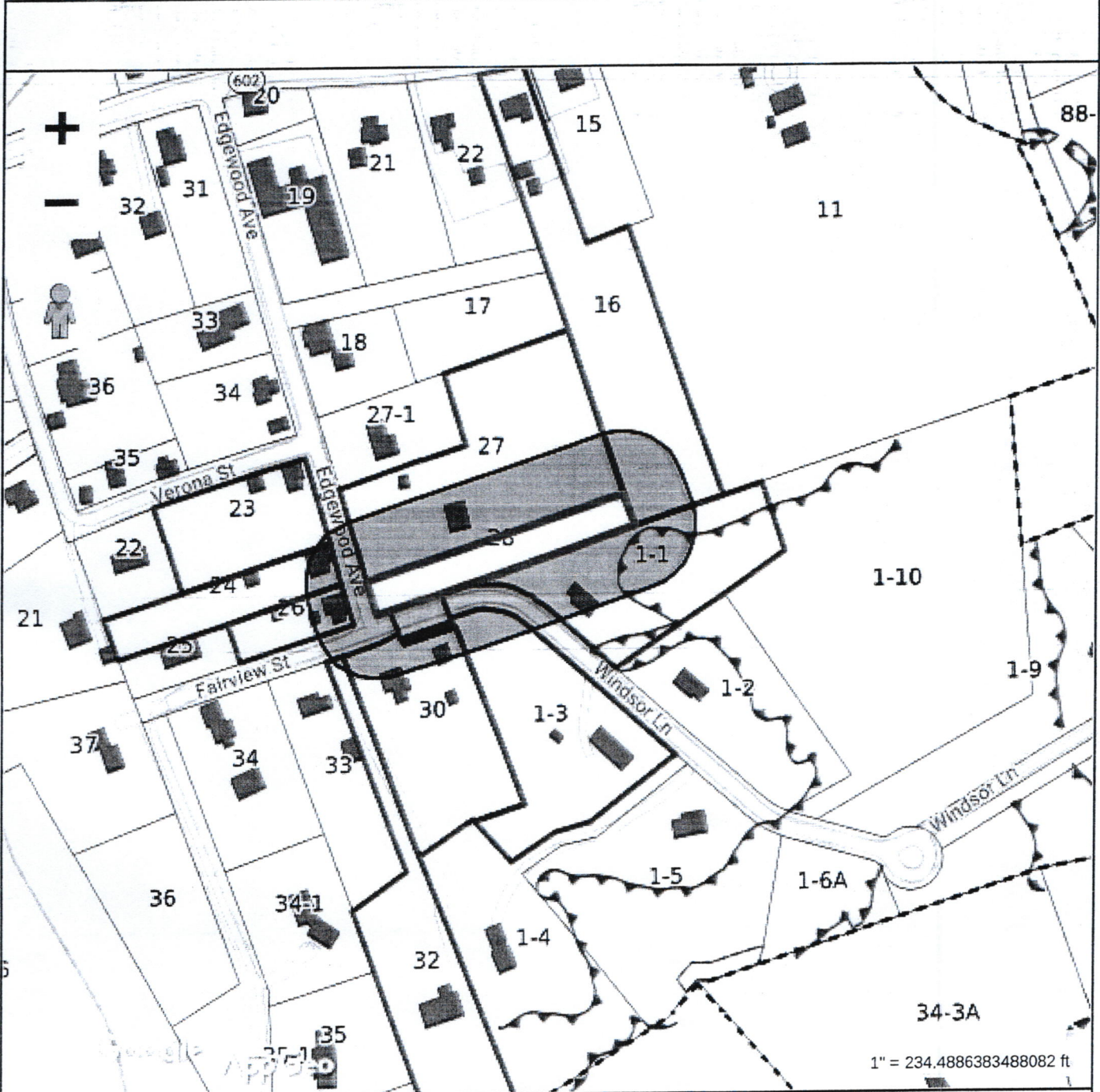
Date: 8/27/21

Signature of property owner 
Agent For Owner


Date: 8/27/21

**ADJOINERS
COLLEEN HUTCHINSON
HEDGEWOOD AVENUE**

ID	Site Address	Owner Name	Owner Address	Owner City	ST	Zip
56-023	2 VERONA ST	BROOKE JOHN MICHAEL	2 VERONA STREET	IVORYTON	CT	06442
56-026	20 EDGEWOOD AVE	CANTEY JOHN D	20 EDGEWOOD AVENUE	IVORYTON	CT	06442
42-016	8 MAIN ST IVTN	CLARK PAUL D	PO BOX 616	IVORYTON	CT	06442
56-027	15 EDGEWOOD AVE	CUTLER JARRED W & JULIE L	15 EDGEWOOD AVE	IVORYTON	CT	06442
56-032	6 FAIRVIEW ST	CITIMORTGAGE INC	ATTN: FC DEPT	EWING	NJ	09618
55-001-03	10 WINDSOR LA	GALLAGHER C & GALLAGHER A	10 WINDSOR LA	IVORYTON	CT	06442
55-001-01	3 WINDSOR LA	ALBERT SUSAN K	3 WINDSOR LA	IVORYTON	CT	06442
56-024	18 EDGEWOOD AVE	HUTCHINSON COLLEEN K	18 EDGEWOOD AVE	IVORYTON	CT	06442
56-030	2 FAIRVIEW ST	RIBCHINSKY GARY & JULIE	2 FAIRVIEW ST	IVORYTON	CT	06442



Property Information	
Property ID	56 28
Location	EDGEWOOD AVE
Owner	HUTCHINSON COLLEEN K


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.