

**TOWN OF ESSEX  
LAND USE APPLICATION  
PART ONE**

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

SPECIAL EXCEPTION	<input type="checkbox"/>	VARIANCE/ APPEAL	<input checked="" type="checkbox"/>
SITE PLAN REVIEW	<input type="checkbox"/>	APPROVAL OF LOCATION	<input type="checkbox"/>
INLAND WETLANDS PERMIT	<input type="checkbox"/>	REGULATION TEXT AMENDMENT	<input type="checkbox"/>
INLAND WETLANDS PERMIT - AGENT APPROVAL	<input type="checkbox"/>	ZONE CHANGE	<input type="checkbox"/>
	<input type="checkbox"/>	COASTAL SITE PLAN REVIEW	<input type="checkbox"/>
WETLAND PERMIT TRANSFER	<input type="checkbox"/>	MODIFICATION OF PRIOR APPROVAL	<input type="checkbox"/>
SUBDIVISION / RESUBDIVISION	<input type="checkbox"/>	SPECIAL FLOOD HAZARD AREA PERMIT	<input type="checkbox"/>

PROJECT DESCRIPTION:

We would like to replace our existing 12'x12' shed with a 12'x20'  
single car garage as there is no coverage on the property.  
The existing shed has an existing driveway. The current  
setback is 31'-0". The new shed would have a 20'-0" setback.

STREET ADDRESS OF PROPERTY 26 Falls River Drive

ASSESSOR'S MAP 36 LOT 13 LOT SIZE 0.62 DISTRICT Rum

APPLICANT GERARD ALESSANDRINI PHONE 917-379-0754

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

**RECEIVED** Application  
 Part Two  
 OCT 22 2021

Date received by office \_\_\_\_\_ Application fee - \$50 + State fee - \$60 = \$110

Variance RV.  Application # 21-44  
 Appeal of a Decision by ZEO \_\_\_\_\_  
 Certificate of Location \_\_\_\_\_

APPLICANT (please print) Gerard Alessandrini  
 ADDRESS 26 Falls River Dr. Danbury CT 06442  
Street Town State Zip  
 Telephone 917 434 4847 917 379 0754  
home work cell

OWNER OF PROPERTY  
 ADDRESS 26 Falls River Dr. Danbury CT 06442  
Street Town State Zip  
 Telephone 917 434 4847 917 379 0754  
home work cell

Deed Reference: Book 311 Page 503

Current use of the property PRIMARY RESIDENCE

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  
THE PROPOSED GARAGE WOULD BE SET BACK 20'-0" where 40' ft is required  
40C, 40D, 40E, 40I, 62B, 50D

State the hardship on which the variance(s) are based. The hardship MUST be based on physical constraints of the land only.  
BUILT BECAUSE OUR HOUSE IS ON LEDGE WE HAVE VERY LIMITED  
OPTIONS FOR A GARAGE LOCATION

Have previous applications been made for this property? YES.

Previous application #s and dates # 14-3 4/15/2014

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.

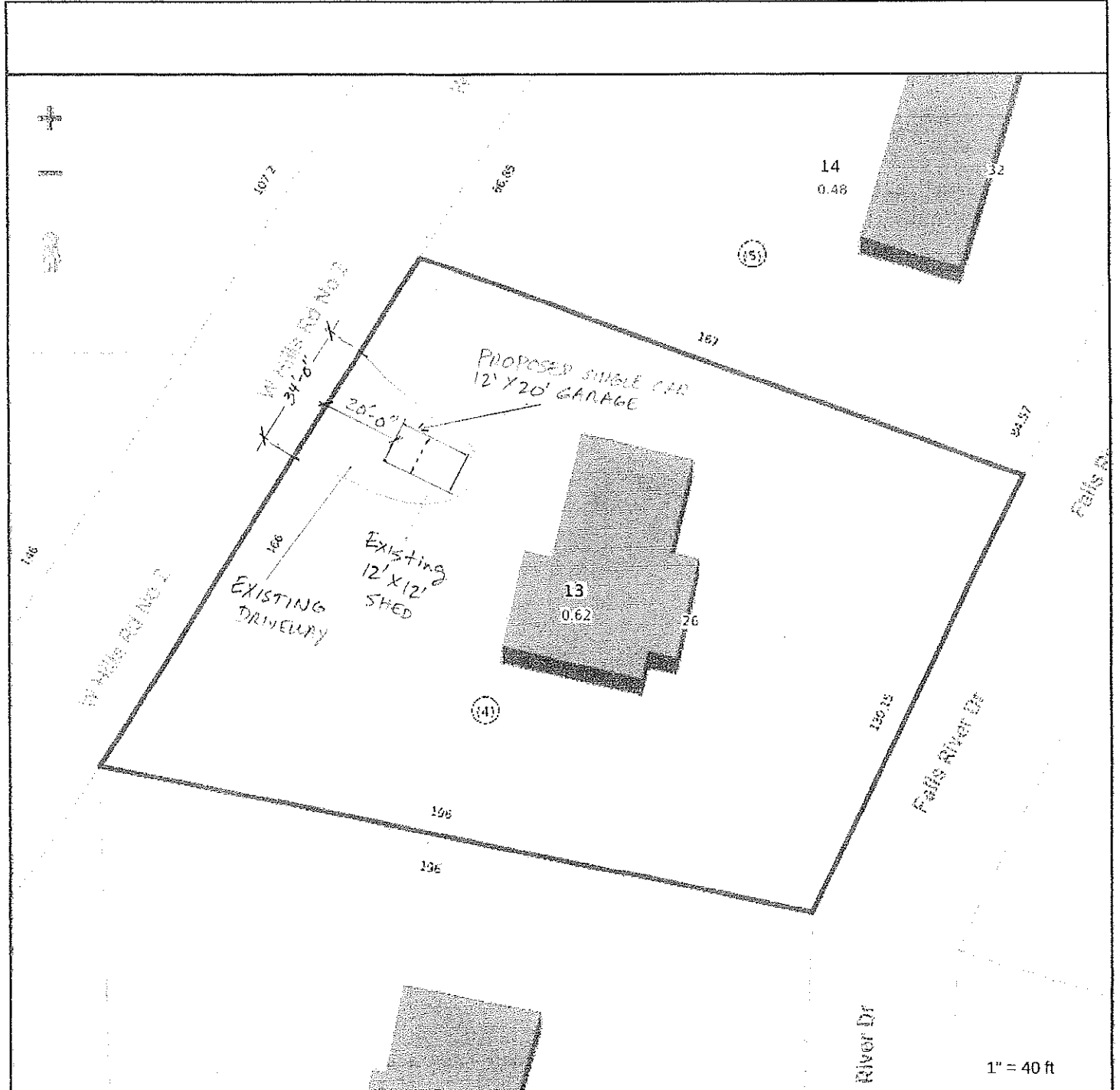
If this application is for a Certificate of Location for Motor Vehicles Sales or Repair, please describe proposed business.

The following items must be included as part of this application:

- a. Fee of \$110.00 – Town Fee \$50 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 Gerard Alessandrini Date: Oct. 21, 2021

Signature of property owner Gerard Alessandrini Date: Oct. 21, 2021



Property Information:

Property ID 36 13  
 Location 26 FALLS RIVER DR  
 Owner ALESSANDRINI GERARD F



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.

DELOUCHRY MICHAEL S & HEATHER B  
29 FALLS RIVER DR  
IVORYTON, CT 06442

DOERFLER CATHERINE M & BENJAMIN C  
32 FALLS RIVER DR  
IVORYTON, CT 06442

ESSEX LAND TRUST INC  
PO BOX 373  
ESSEX, CT 06426

TOLLEFSON CHERYL  
5 WEST HILLS RD  
IVORYTON, CT 06442

MITCHEL SEVEN LLC  
P.O. BOX 452  
EAST HADDAM, CT 06423

MITCHEL SEVEN LLC  
P.O. BOX 452  
EAST HADDAM, CT 06423

KHORRAMZADEH ENAYAT & MARINA  
11 WEST HILLS RD  
IVORYTON, CT 06442