

File copy ZBA #22-01

RECEIVED  
JAN 21 2022

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 add on to an existing house to build a bedroom for a live in caretaker.

STREET ADDRESS OF PROPERTY 1 Primrose Ledge

ASSESSOR'S MAP 25 LOT 1-1 LOT SIZE 1.42 Ac DISTRICT RU

APPLICANT Larry Robert & Carolyn Wiltshire Timmerman  
1 Primrose Ledge PHONE \_\_\_\_\_

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  
JAN 21 2022

\$110.00

Date received by office \_\_\_\_\_ Application fee - \$40 + State fee - \$60 = \$100  
BY: .....

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

Application # 22-01

APPLICANT (please print) Larry Robert & Carolyn Wiltshire Timmerman

ADDRESS 1 Primrose Ledge Essex CT 06426  
Street Town State Zip

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

OWNER OF PROPERTY Same

ADDRESS \_\_\_\_\_  
Street Town State Zip

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

Deed Reference: Book 336 Page 143

Current use of the property Residential single family home

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  
Section 61B Front Setback 40 ft required 31.3 ft requested  
Section 40C, 40D, 40E 40I.1

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

The location of the existing house built in 1935, together with the location of the sanitary system and the proximity of wetlands limit expansion options.

\_\_\_\_\_  
\_\_\_\_\_  
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. Doane, Jr., P.E., L.S.

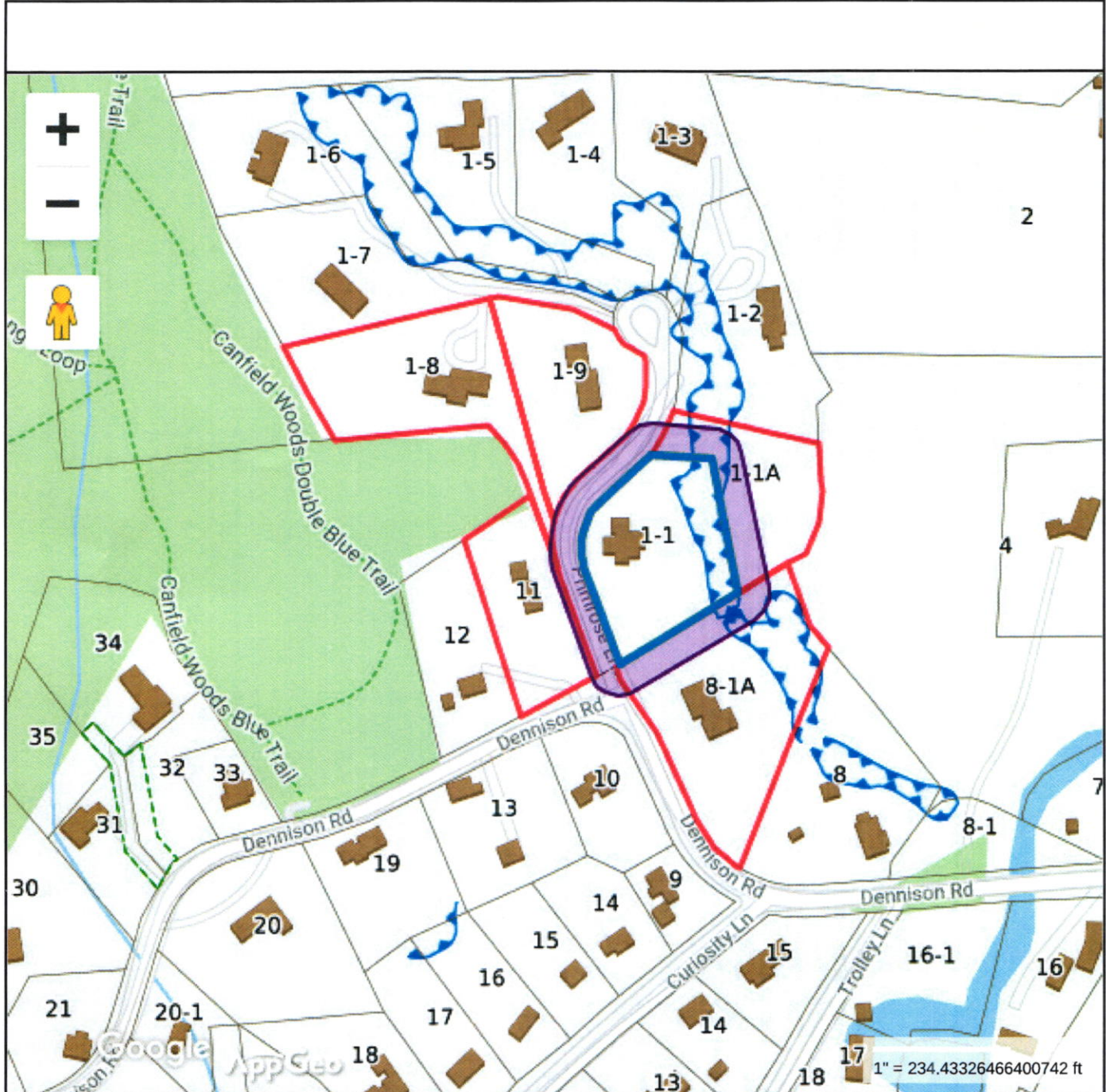
Date: 1/21/21

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


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

**ADJOINERS  
1 PRIMROSE LEDGE**

<b>ID</b>	<b>Site Address</b>	<b>Owner Name</b>	<b>Owner Address</b>	<b>Owner Cit</b>	<b>ST</b>	<b>ZIP</b>
25-008-1A	35 DENNISON RD	MINCHIN RENWICK J & LINDA S TRUSTEES	35 DENNISON RD	ESSEX	CT	06426
25-011	2 PRIMROSE LEDGE	POEHLMANN JAMES & KRISTI	2 PRIMROSE LEDGE	ESSEX	CT	06426
25-001-08	6 PRIMROSE LEDGE	MCGOWAN JEANNE ANN TRUSTEE	6 PRIMROSE LEDGE	ESSEX	CT	06426
25-001-09	9 PRIMROSE LEDGE	SCALA JAMES R	9 PRIMROSE LEDGE	ESSEX	CT	06426
25-001-1A	PRIMROSE LEDGE	DOLE CHARLES M TRUSTEE	13 PRIMROSE LEDGE	ESSEX	CT	06426



Property information	
Property ID	25 1-1
Location	1 PRIMROSE LEDGE
Owner	TIMMERMAN LARRY ROBERT & CAROLYN WILTSHIRE

  
**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.