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AUG 27 2021

Planning Department  
Town of Avon

August 20, 2021

Avon Zoning Dept.  
Avon Town Hall  
60 Main Street  
Avon, CT 06001

Re: Special Exception for Accessory Apartment

This is an application for a Special Exception for an attached accessory apartment which is subordinate to the principal single family dwelling according to the Zoning Regulations in Appendix D: Section IV.A.4.q for accessory apartments/dwellings

The property is located at  
72 Sunrise Drive (Parcel #4190072)  
Avon, CT  
06001

The Parcel is 9.325 Acres in the R 40 Zone

The property is owned by:  
Martin J. and Karin S. Comer  
11 Beechwood Road  
Farmington, CT

This new home has been designed and will be constructed by Wolfworks Inc. to provide multi generational living for the Comer family. The occupants of the principal single family dwelling are Robert and Alicia Comer and the accessory apartment will be occupied by Robert's parents, Martin and Karin Comer. It will be the permanent residence of both generations.

The home has been designed to provide an accessory apartment living area connected to the principal dwelling area while having the ability for each generation to come and go through their own entries or through the connection between the two segments of the house.

The house has been designed and will be constructed to achieve Net Zero energy performance using high performance building techniques, which include modest size and simple forms. The house is architecturally designed as a single building.

As pertains to the regulations:

- The lot conforms to the requirements of the R40 Zone and the proposed building meets all applicable setbacks
- The building will be constructed to meet all applicable Building, Zoning, and Health regulations
- The accessory apartment is contained within the principal single family dwelling
- The area of the principal dwelling is 3684SF and the room areas of the accessory apartment are 841SF which is 23% of the principal dwelling area

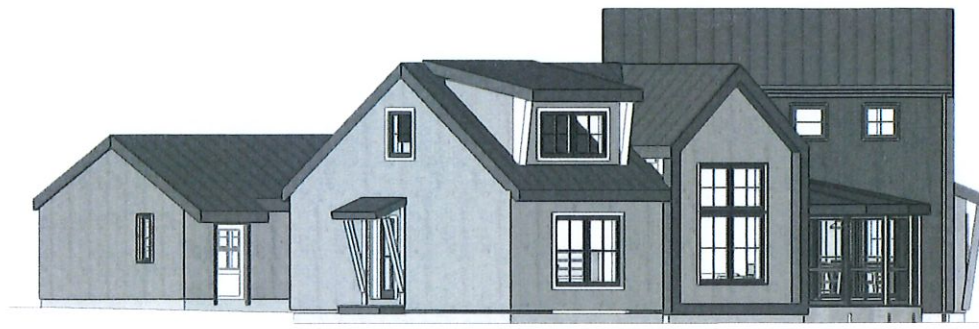
Attached: Drawing A0.2 Accessory Apartment by Wolfworks Inc. Rev. 8.20.21

t 860-676-9238  
f 860-678-8907  
195 West Main Street  
Avon, CT 06001  
[www.homesthatfit.com](http://www.homesthatfit.com)

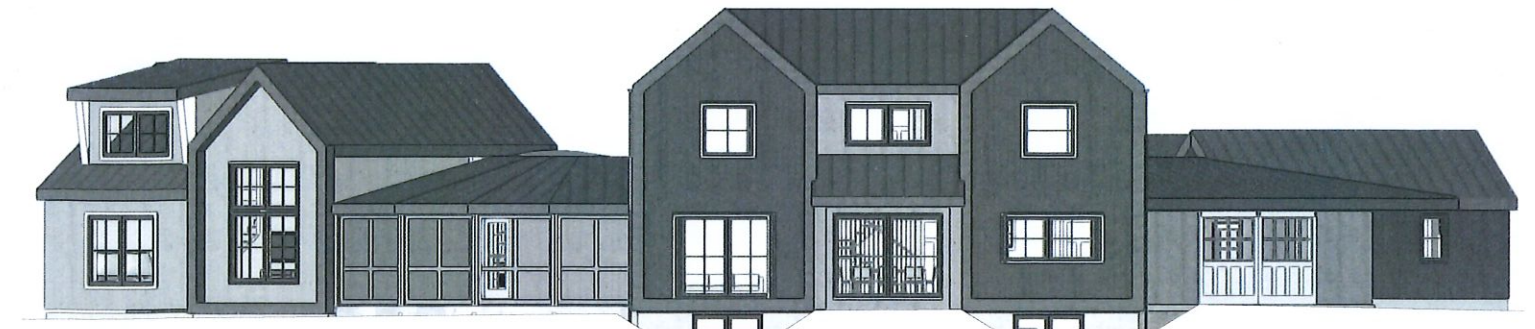
pzc App #4952



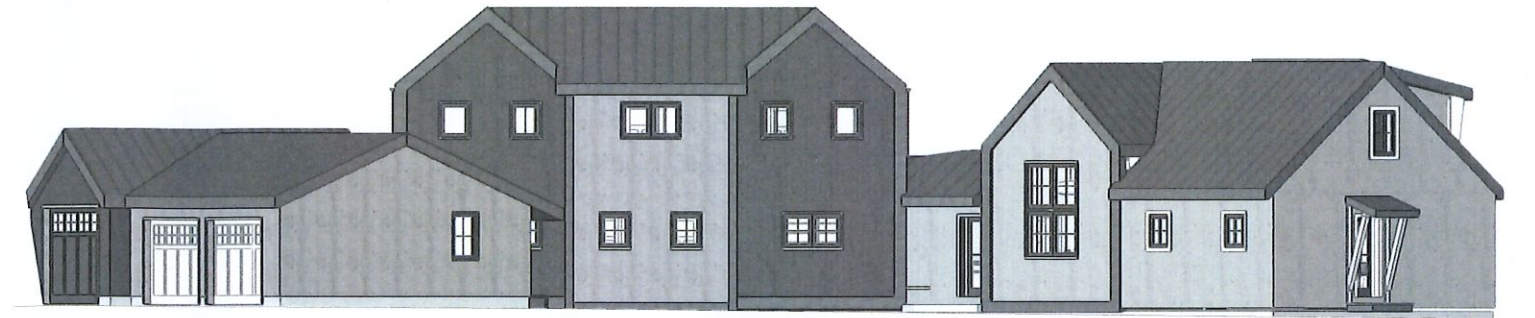
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WEST ELEVATION



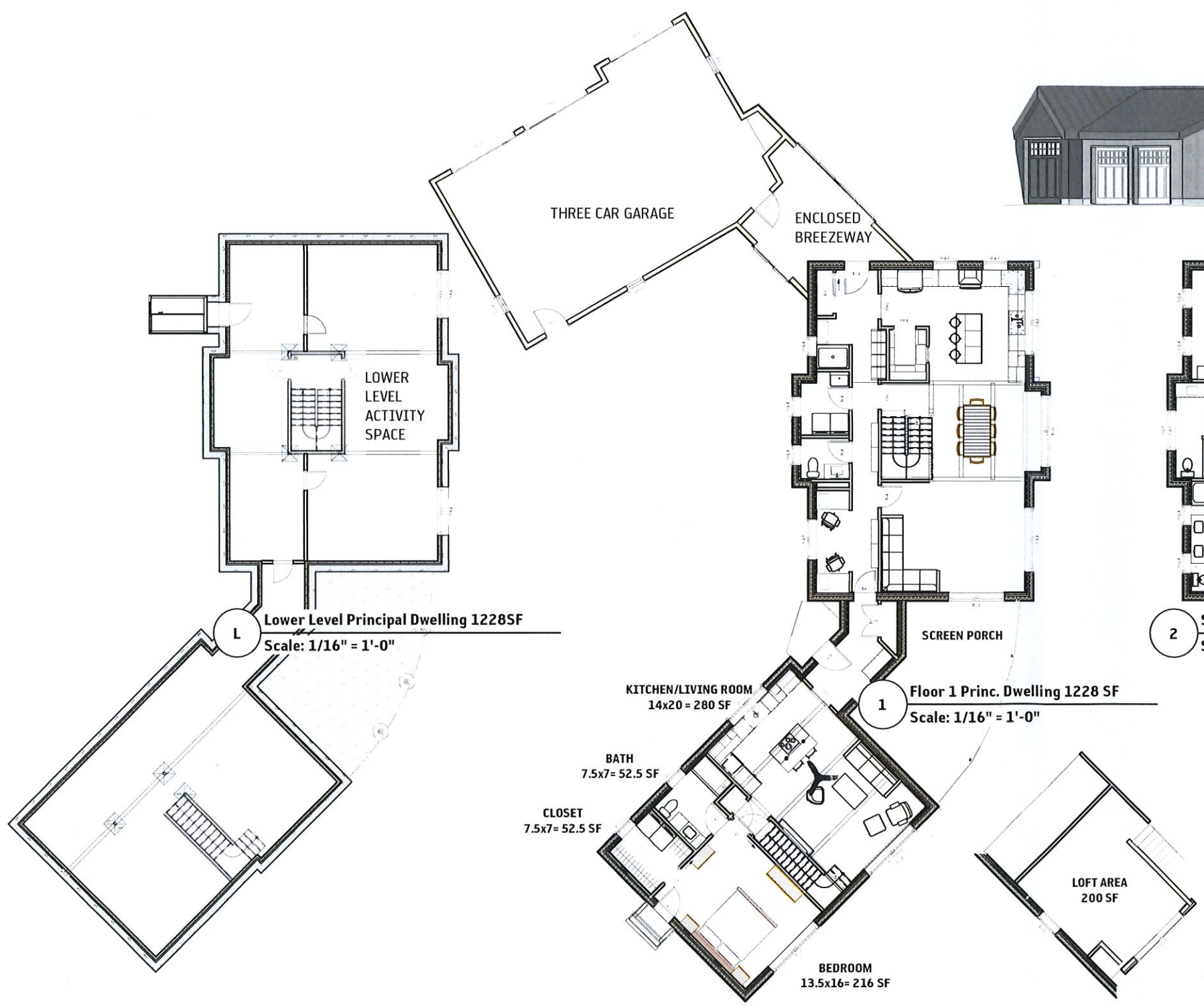
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



Lower Level Principal Dwelling 1228SF  
Scale: 1/16" = 1'-0"

1 Floor 1 Princ. Dwelling 1228 SF  
Scale: 1/16" = 1'-0"

2 Second Floor Principal Dwelling 1228SF  
Scale: 1/16" = 1'-0"

KITCHEN/LIVING ROOM  
14x20 = 280 SF

BATH  
7.5x7 = 52.5 SF

CLOSET  
7.5x7 = 52.5 SF

BEDROOM  
13.5x16 = 216 SF

SCREEN PORCH

LOFT AREA  
200 SF

FIRST FLOOR ACCESSORY APARTMENT

SECOND FLOOR ACCESSORY APARTMENT

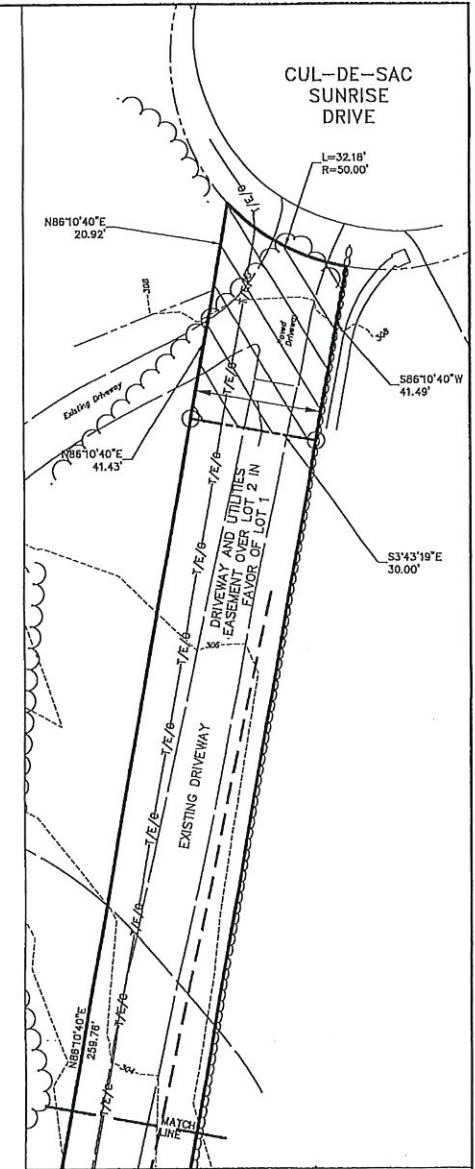
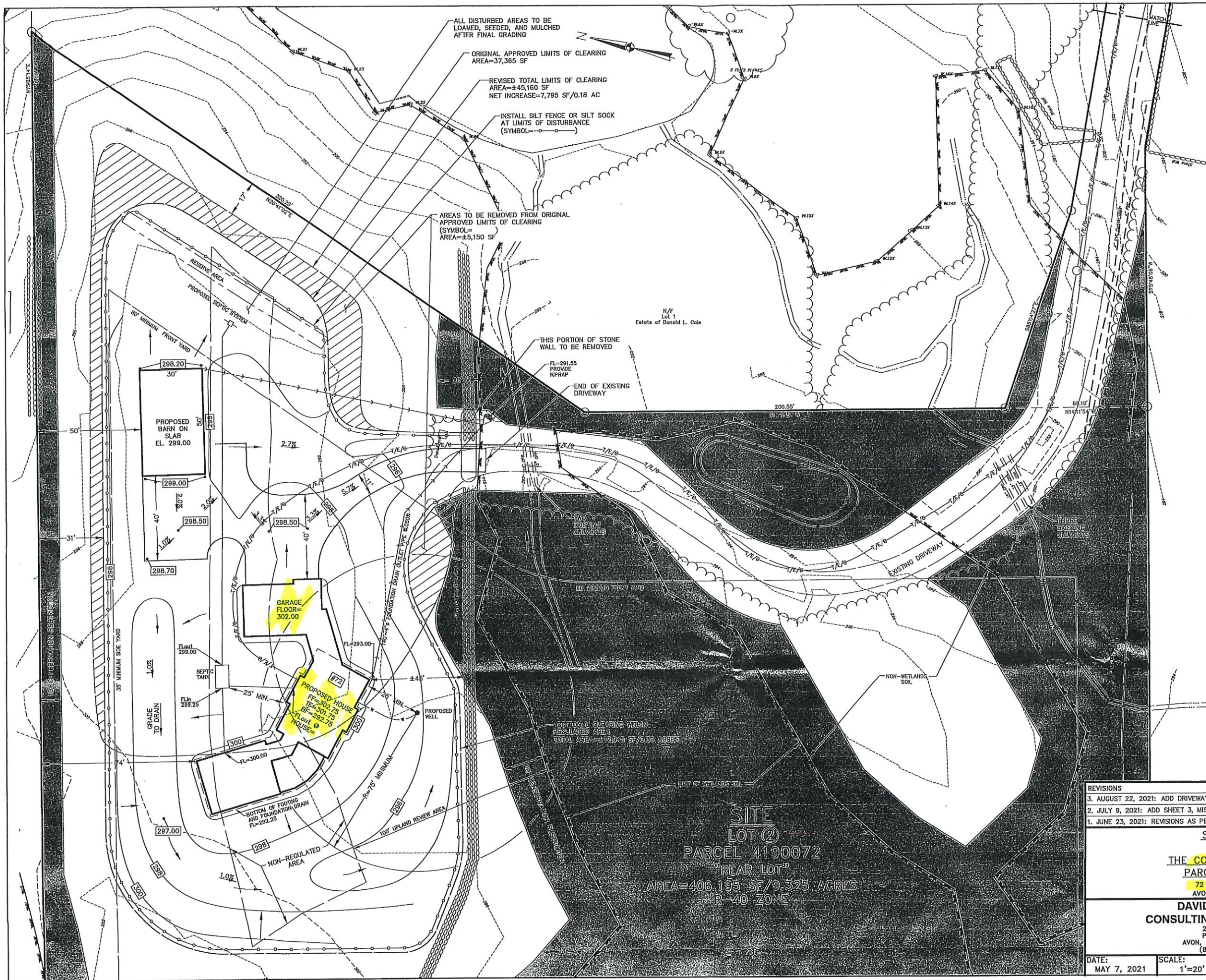
**SPECIAL EXCEPTION FOR ACCESSORY APARTMENT  
COMER RESIDENCE**  
**72 Sunrise Drive**  
Avon, CT 06001

by Wolfworks Inc.  
195 West Main St.  
Avon, CT 06001

8/27/21

COMER HOME	AREAS
Principal Dwelling	
Second	1228
First	1228
Lower	1228
	3684
Accessory Apartment	
Kitchen Living	280
Bedroom	216
Bath	72.5
Closet	72.5
Loft	200
	841
Percent of Principal	23%





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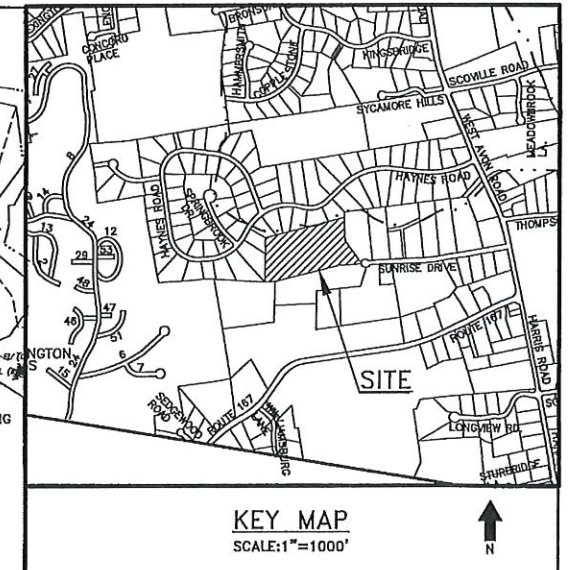
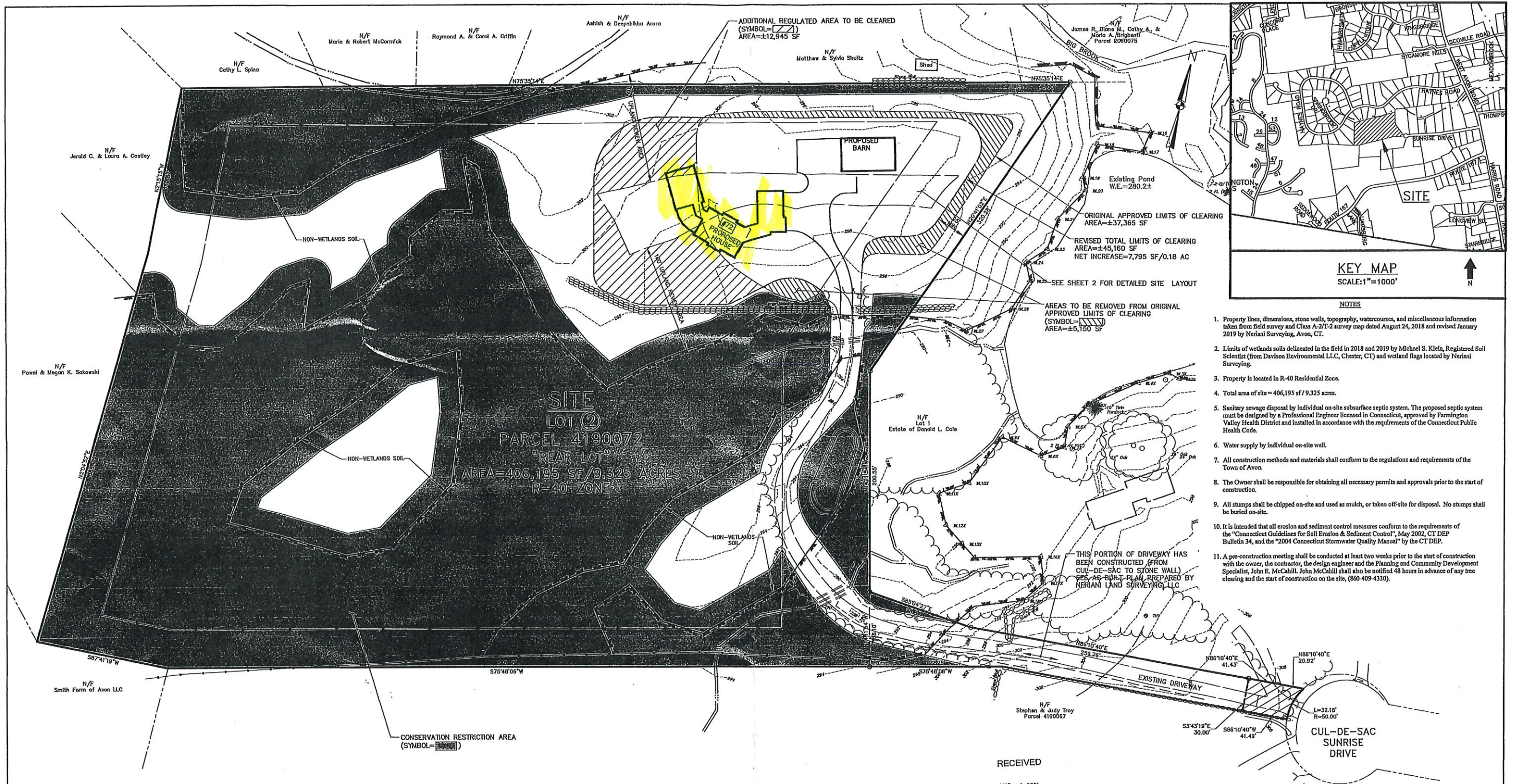
Planning Department  
Town of Avon

*PZC App #4952*

Approved by the Inland Wetlands Commission of the Town of Avon at its meeting on \_\_\_\_\_ and signed by \_\_\_\_\_  
Chairman \_\_\_\_\_ Date \_\_\_\_\_

REVISIONS				
3. AUGUST 22, 2021: ADD DRIVEWAY AS-BUILT DATA, REVISE SEPTIC SYSTEM, MISC. REVISIONS				
2. JULY 9, 2021: ADD SHEET 3, MISCELLANEOUS REVISIONS				
1. JUNE 23, 2021: REVISIONS AS PER JOHN McCAHILL MEMO 5-26-21, MISC. REVISIONS				
SITE PLAN				
FOR:				
THE COMER RESIDENCE				
PARCEL 4190072				
72 SUNRISE DRIVE				
AVON, CONNECTICUT				
DAVID F. WHITNEY,				
CONSULTING ENGINEERS, LLC				
21 ARCH ROAD				
P.O. BOX 1605				
AVON, CONNECTICUT 06001				
(860) 673-8412				
DATE:	SCALE:	DRAWN BY:	CHECKED BY:	PROJECT NO.
MAY 7, 2021	1"=20'	GRA	DFW	21-10





- NOTES**
1. Property lines, dimensions, stone walls, topography, watercourses, and miscellaneous information taken from field survey and Class A-2/T-2 survey map dated August 24, 2018 and revised January 2019 by Nerian Surveying, Avon, CT.
  2. Limits of wetlands soils delineated in the field in 2018 and 2019 by Michael S. Klein, Registered Soil Scientist (from Davison Environmental LLC, Chester, CT) and wetland flags located by Nerian Surveying.
  3. Property is located in R-40 Residential Zone.
  4. Total area of site = 406,195 sf / 9.325 acres.
  5. Sanitary sewage disposal by individual on-site subsurface septic system. The proposed septic system must be designed by a Professional Engineer licensed in Connecticut, approved by Farmington Valley Health District and installed in accordance with the requirements of the Connecticut Public Health Code.
  6. Water supply by individual on-site well.
  7. All construction methods and materials shall conform to the regulations and requirements of the Town of Avon.
  8. The Owner shall be responsible for obtaining all necessary permits and approvals prior to the start of construction.
  9. All stumps shall be chipped on-site and used as mulch, or taken off-site for disposal. No stumps shall be buried on-site.
  10. It is intended that all erosion and sediment control measures conform to the requirements of the "Connecticut Guidelines for Soil Erosion & Sediment Control", May 2002, CT DEP Bulletin 34, and the "2004 Connecticut Stormwater Quality Manual" by the CT DEP.
  11. A pre-construction meeting shall be conducted at least two weeks prior to the start of construction with the owner, the contractor, the design engineer and the Planning and Community Development Specialist, John E. McCallill. John McCallill shall also be notified 48 hours in advance of any tree clearing and the start of construction on the site. (860-409-4330).

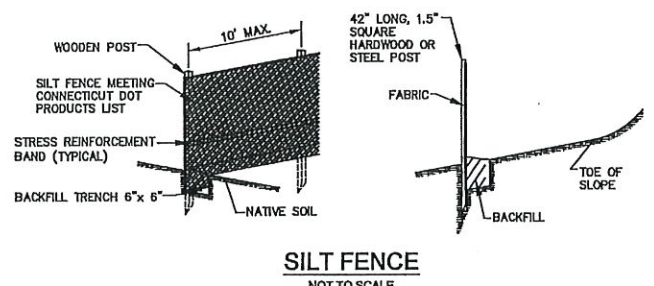
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**NOTES RE: EXISTING UTILITIES**

The indications on plans or in other contract or bidding documents of pipes, ducts, soils, water and other underground utilities, objects and conditions are supposed to be approximately correct, so far as the knowledge of the Engineer preparing such plans, etc. extend. However, the Engineer and other agents do not warrant nor represent the plan to be either approximately correct or complete; and it is expressly understood that no contractor shall have any claim or right of action against the Owner or Engineer acting for or with it, in the event that the conditions are not found to be even approximately correct or complete. The Contractor must make such investigations as he, they or it deem necessary and form his, their or its own opinion of the materials and obstacles involved.

Utility locations shown on these sheets are approximate and should be verified by the Contractor in the field. The Contractor shall utilize the Call Before You Dig Number, 1-800-922-4455.

The Contractor shall be responsible for the temporary and permanent support of all existing utility services in and adjacent to the construction area and shall comply with all the requirements and special details for the support of utilities required by each utility agency.



Approved by the Inland Wetlands Commission of the Town of Avon at its meeting on \_\_\_\_\_ and signed by \_\_\_\_\_  
Chairman \_\_\_\_\_ Date \_\_\_\_\_

<b>REVISIONS</b> 3. AUGUST 22, 2021: ADD DRIVEWAY AS-BUILT DATA, REVISE SEPTIC SYSTEM, MISC. REVISIONS 2. JULY 9, 2021: ADD SHEET 3, MISCELLANEOUS REVISIONS 1. JUNE 23, 2021: REVISIONS AS PER JOHN MCCALLILL MEMO 5-26-21, MISC. REVISIONS				
<b>OVERALL MAP OF SITE</b> FOR: <b>THE COMER RESIDENCE</b> <b>PARCEL 4190072</b> <b>72 SUNRISE DRIVE</b> <b>AVON, CONNECTICUT</b> <b>DAVID F. WHITNEY,</b> <b>CONSULTING ENGINEERS, LLC</b> 21 ARCH ROAD P.O. BOX 1605 AVON, CONNECTICUT 06001 (860) 673-8412				
DATE: MAY 7, 2021	SCALE: 1"=40'	DRAWN BY: GRA	CHECKED BY: SHEET NO. DFW 1	PROJECT NO. 21-10