

pzc App# 4953

**Kim Knox Beckius**

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August 31, 2021

Mr. Tom Armstrong, Chair, PZC  
Town of Avon  
60 West Main Street  
Avon, CT 06001

**Re: Special Exception Application, 15 Blanchard Road**

Dear Mr. Armstrong and members of the Planning and Zoning Commission:

With new businesses like Whole Foods opening and the demand for affordable housing in town at an all-time high, I am making this application to you in hopes of doing my small part to address this need. When we purchased 15 Blanchard Road in 2010, the space that is currently my at-home office was occupied by a young couple, who were renting what was at the time a nonconforming apartment (see photos attached). In order to obtain a CO and transfer the property, the previous owner had to make modifications to ensure the space would not be used as a dwelling.

However, with a few investments, the space would be quite suitable for this use, and I am pleased to have learned via a conversation with John McCahill that zoning regulations in Avon have changed recently to permit such use of a detached dwelling space. With our own space needs diminished now that our daughter is away much of the year at college, it makes sense to relook at how we best make use of this asset. And with a shortage of affordable housing in town, renting the unit seems like the responsible thing to do. I heard anecdotally that there were 57 applications for one rental property in town this summer.

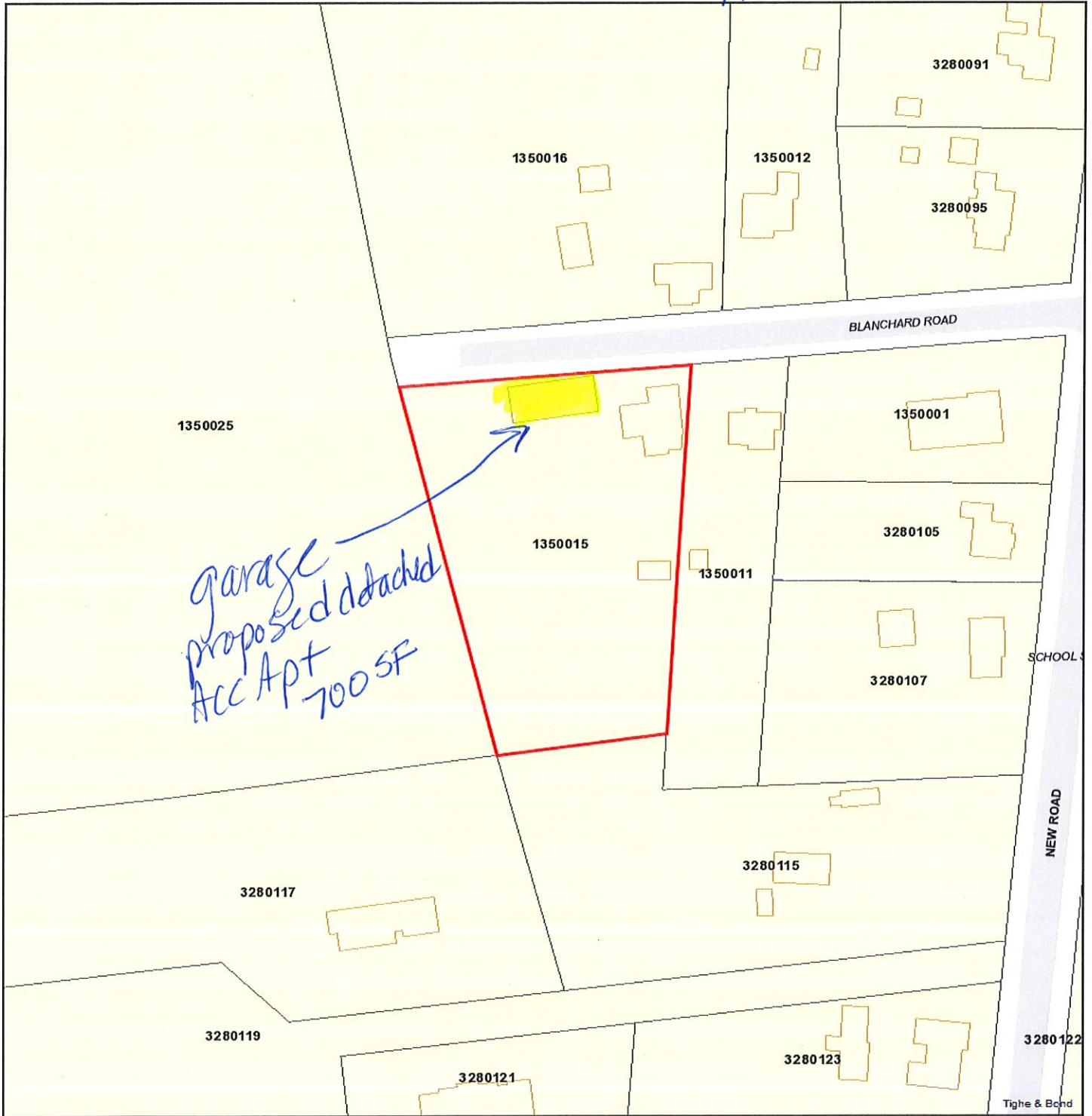
My hope would be to rent the apartment, which would be suitable for one or two people, to long-term tenants who work in Avon or a neighboring town. It would provide them with a peaceful, safe place to call "home," while also providing a source of stable income that insulates me, as a self-employed freelancer, against the pandemic-induced vagaries of the economy.

Thank you for your kind consideration of this application, as well as for all you do to ensure responsible land use and development in Avon.

Sincerely,

  
Kimberly Beckius

P2C App # 4953



## 15 BLANCHARD ROAD

8/31/2021 2:02:39

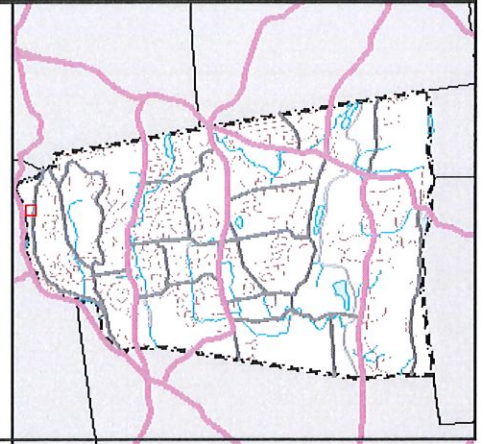
1"=100'

### Property Information

GISPin	1350015
Address	15 BLANCHARD ROAD
Sale Price	\$325,000.00



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.





Linda Sadlon

P2C App #4953

**From:** Kim Knox Beckius <kimknoxbeckius@gmail.com>  
**Sent:** Tuesday, August 31, 2021 4:41 PM  
**To:** Linda Sadlon  
**Subject:** Re: [External] town of avon 15 Blanchard Road R15 Zone Detached Accessory Apt  
**Attachments:** Building Sketch.pdf

Hi Linda,

I do not have a survey to share. But I am attaching a building sketch that was done for an appraisal a few years ago in case it is helpful.

Yes, the total square footage of the garage is 1,440 square feet. The office (apartment) portion is 700 square feet by my measurements, 350 for each floor, but as you will see from the attached building sketch, my measurements may be a bit high. I did not provide this sketch initially, as it does not depict the two floors.

For clarity, I just want to reiterate that there is no longer a well: Both buildings are on public water.

Best wishes,  
~Kim

On Tue, Aug 31, 2021 at 3:30 PM Linda Sadlon <[LSADLON@avonct.gov](mailto:LSADLON@avonct.gov)> wrote:

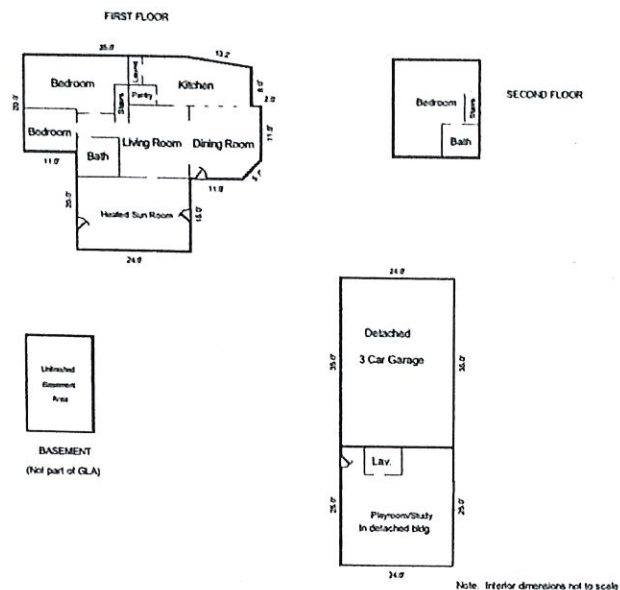
Hi Kim,

Understood on the old map but as long as the existing garage is in the same location as the former barn we may use it for reference unless you have a current survey? If you do, please forward to me.

Proposed apartment is two story but still totals 700 SF, as noted on application form? Do you know the breakdown per floor? People will no doubt ask. The total SF of the garage is 1,440 SF, correct? Thanks again. Linda

## Building Sketch

Borrower/Client	Beckius				
Property Address	15 Blanchard Rd				
City	Avon	County	Hartford	State	CT
Lender	Provident Funding Associates, L.P.		Zip Code	06001	



Building Area Summary  
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1514.00	1514.00
GLA2	Second Floor	360.00	360.00
BSMT	Basement	280.00	280.00
CAR	Garage	840.00	840.00
TOTAL LIVABLE (rounded)			1874

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
<b>First Floor</b>			
0.5 x	2.0 x	13.0	13.00
0.5 x	4.0 x	4.0	8.00
	4.0 x	11.0	44.00
	2.0 x	8.0	16.00
	11.0 x	23.0	253.00
	20.0 x	35.0	700.00
	20.0 x	24.0	480.00
<b>Second Floor</b>			
	18.0 x	20.0	360.00
8 Calculations Total (rounded)			1874