



Town of Avon

60 West Main Street
Avon, Connecticut 06001-3719
(860) 409-4300 • www.avonct.gov

LEGAL NOTICE TOWN OF AVON

The Zoning Board of Appeals of the Town of Avon will hold a virtual Public Hearing on Thursday, December 17, 2020, at 7:00 p.m., **via GoToMeeting:**

Join by web, <https://global.gotomeeting.com/join/840846565>; or dial by phone, United States (Toll Free): 1-877-568-4106, Access Code: 840 846 565#; on the following:

Application of Avon Park South Office Center Associates, LLC, owners; and Bruce Shein, applicant; requesting from Avon Zoning Regulations, Section VII. C. 4. b. (2), a variance to use One (1) Darling Drive on a new sign, the number as assigned by the Avon Tax Assessor is required, located at 15 Darling Drive in an IP Zone.

Application of Judith A. Clements and Christina Racine, owners/applicants; requesting from Avon Zoning Regulations, Section IV. A. 2. e, a 3-foot variance from the required 25-foot side yard setback to permit the placement of a generator, located at 94 Lofgren Road in an R-40 Zone.

Application of Andrew M. Willauer, owner/applicant; requesting from Avon Zoning Regulations, Section IV. A. 6., an 11-foot variance from the required 15-foot side yard setback and a 28-foot variance from the required 40-foot front yard setback for a 10' x 20' shed with dormer, located at 1 Mountain Ledge in an R-15 Zone.

All interested persons may join and be heard and written communications will be received. Copy of this notice is on file in the Office of the Town Clerk, Town Hall. Dated at Avon this 7th day of December, 2020.

ZONING BOARD OF APPEALS

Eileen Carroll, Chair
Christy Yaros, Vice-chair

RECEIVED
2020 DEC - 7 AM 10:01
ANN L. DEARSTYNE
AVON TOWN CLERK

TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, DECEMBER 17, 2020, 7:00 P.M.

Virtual Public Hearing
VIA GOTOMEETING

Join by web: <https://global.gotomeeting.com/join/840846565>; or dial by phone:
United States (Toll Free): 1 877 568 4106, **Access Code:** 840-846-565#

AGENDA
(scroll downward to see application materials)

I. PUBLIC HEARING:

Application of Avon Park South Office Center Associates, LLC, owners; and Bruce Shein, applicant; requesting from Avon Zoning Regulations, Section VII. C. 4. b. (2), a variance to use One (1) Darling Drive on a new sign, the number as assigned by the Avon Tax Assessor is required, located at 15 Darling Drive in an IP Zone.

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II. OTHER BUSINESS:

III. NEXT REGULARLY SCHEDULED MEETING: January 21, 2021

TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, DECEMBER 17, 2020, 7:00 P.M.

**Virtual Public Hearing
VIA GOTOMEETING**

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United States (Toll Free): 1-877-568-4106, Access Code: 840 846 565#

(scroll downward to see application materials)

Items contained in the agenda packets sent to the Board via electronic submission, and posted on the Town's website avonct.gov, Boards & Committees, Zoning Board of Appeals:

Application of Avon Park South Office Center Associates, LLC, owners; and Bruce Shein, applicant; requesting from Avon Zoning Regulations, Section VII. C. 4. b. (2), a variance to use One (1) Darling Drive on a new sign, the number as assigned by the Avon Tax Assessor is required, located at 15 Darling Drive in an IP Zone.

- Application (one page).
- Letter of explanation regarding application, from applicant parties Bruce Shein and Jerry Cohen.
- Town of Avon memorandum from Town Assessor Harry DerAsadourian to Town Director of Planning and Community Development Hiram Peck.
- Image of proposed/similar sign, side A and side B; and image of existing sign at location.
- Photographic images of sign and property taken by Town staff.
- GIS map of abutting properties; (ZBA public hearing notification sent to abutting owners via postal mail).
- Subject property plot plan indicating existing sign location.
- Town of Avon Code.
- Neighborhood communications if received by Town of Avon.

A full hardcopy set of the application, with supplemental administrative information, is on file and will be retained in the Department of Planning and Community Development.

RECEIVED

①

TO THE ZONING BOARD OF APPEALS
Avon, Connecticut

NOV 24 2020

PLEASE PRINT LEGIBLY

Date 11/23/20

OWNER Avon Park South office center Assoc LLC

APPLICANT Bruce Shein

TELEPHONE NO 860 205 6133

Address

Address 11 Oak Bluff Avon CT 06001

Daytime Phone No 860 205 6133

Email: BruceShein@comcast.net

LOCATION OF AFFECTED PREMISES

ON THE West SIDE OF STREET IN AN IP ZONEASSESSOR'S MAP NO. PARCEL ID. 2030015 VOLUME 170 PAGE 593

Previous appeals have been made with respect to these premises as follows: Date:

This APPEAL () Use () Area () Yards () Lot Width (X) Signs
relates to: () Building Lines () Lot Area () Other

1. SPECIFIC DESCRIPTION OF VARIANCE REQUEST - (MUST BE SHOWN ON PLOT PLAN)
*To use One Darling Drive as the address instead of 15 Darling Dr.
To use One instead of the number 1*
2. VARIANCE of the following section(s) of the Zoning Regulations is/are requested) VII. C. 4. b. (2)
 - (a) Why will strict application of the regulations produce UNDUE HARDSHIP?
myself and the tenants have been using One Darling Dr for 33 yrs
 - (b) Why is this hardship UNIQUE to these premises and not shared by other premises in the neighborhood?
The planning + zoning commission granted us a special exception on 12/8/1987 to use the One Darling Drive address and now that we want a new sign we would like to
 - (c) This variance would not change the CHARACTER OF THE NEIGHBORHOOD because: *continue using we will be replacing an existing sign with a new 24' sign One Darling Drive*
3. I HEREBY APPEAL from the decision of the Building Inspector for (denying/issuing) permit.
4. The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his knowledge and belief. Furthermore, the applicant agrees that submission of this application constitutes permission for and consent to Board and Town Staff inspections of the site of proposed activity.

Signatures

Owners

Applicants

Jerome S. Cohen
Jerome S. Cohen

Bruce Shein, Member
Avon Park South office center Assoc LLC

Bruce Shein

Avon Park South Office Center Associates, LLC
One Darling Drive, Avon CT 06001
Bruce Shein & Jerry Cohen 860-205-6133



The tenants and owners of One Darling Drive are asking the Planning & Zoning Commission to allow a free standing directory sign where our present sign has stood for the last 33 years.

The tenants would like their name on the sign but also want "One Darling Drive" on the sign because they have spent a lot of time and money marketing their businesses using the address One Darling Drive. All of their customers and suppliers know the address as One Darling Dr. The post office delivers their mail addressed to One Darling Drive. Each of the tenants has had Letter head, business cards, checks and brochures printed with One Darling Drive as well as hundreds to thousands of pieces of correspondence to their customers and vendors with that address. It is not right that the Town of Avon ask the 14 tenants in the building to change their address. Two of the tenants have been using One Darling Drive for the entire 33 years.

The Avon Planning and Zoning Commission on December 4, 1987 granted a special exception on the application of Avon Park South Office Center Associates so as 15 Darling Drive will also be known as One Darling Drive and allow a detached sign at One Darling Drive. A copy is attached here to. Among other reasons they allowed One instead of 15 is that it is the first lot on the street and the number One makes more sense than 15 does.

The Planning and Community Development Department would like us to put "15" on the top of the sign in super large 9 inch numbers and "One Darling Drive" as part of the 24 Sq. Ft. area to be used for tenants names. This would be confusing to everyone coming to the building and look foolish to everyone driving by. (hey look at that sign it has two addresses on it, which is the right address?).

The police and fire departments know the property as One Darling Drive having driven by the property thousands of times and because it is the property adjoining the Fire Department Company #1(Headquarters).

Our present sign has 5 1/2 letters spelling out One Darling Drive, which letters are easily seen and read as you are driving up or down Darling Dr. In fact most people wouldn't know they are on Darling Drive if it were not for our sign. Because they see the big sign at the beginning of the street that says Avon Park South.

As an owner of the building, we have spent thousands of hours and dollars marketing the One Darling Drive building to all the commercial realtors in half of the state of CT for the past 33 years. We have placed newspaper advertisements, advertisements in the program book for the Talcott Mountain Music Festival (The Hartford Symphony Orchestra performances in Simsbury). We have placed ads on Google, Loop Net (the multiple listing service of commercial property) Co-Star, and City Feet . Over the years we have mailed out post cards to every business in Avon, Canton, and Simsbury advertising One Darling Drive.


We would like the address spelled out in words above the 24 sq. ft. of the sign used for the names of the business in the building.

Be Safe and Thank you,
Bruce Shein & Jerry Cohen

1020 App #4933

PZC App 4933

TOWN OF AVON
MEMORANDUM

TO: Hiram Peck, Director of Planning and Community Development
FROM: Harry Assessor, Assessor 
DATE: November 12, 2020
RE: P&Z Application #4933

It is my understanding the property owner at 15 Darling Drive is requesting a Special Exception from having to place the legal street number (#15) on a new sign. Current regulations require the street number to appear.

I would ask the Commission to require the placement of the legal street number on the sign for the following reasons:

1. The legal address is 15 Darling Drive used by Town departments.
2. The owner chose to name his property One Darling Drive for marketing purposes and ignored the legal address.
3. Directly across the driveway is another property which is numbered 12 Darling Drive
4. Street numbers are selected based on a specific street numbering system.
5. Other property owners within Avon Park South and along Route 44 have complied with the current regulation showing both their street number and business/building name.

Any hardship which may exist was created when the property owner chose to ignore the street number which was assigned by the Town.

HD:jw

RECEIVED

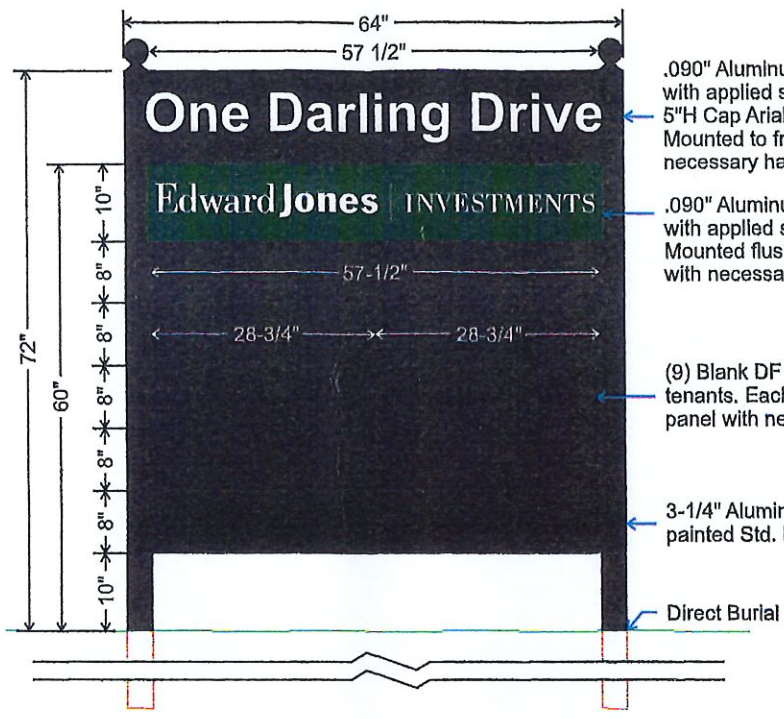
NOV 12 2020

Planning Department
Town of Avon

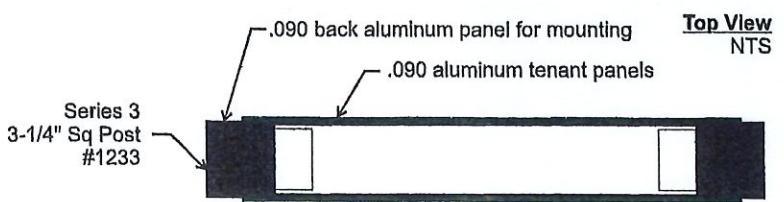
PRC App #4933

Sign 01 - Aluminum D/F Post and Panel (Side A)

3/4" = 1'
 Non-Illuminated monument to be illuminated by external source. Electrical scope of work is not included with signage.



- .090" Aluminum Panel painted black with applied std. white vinyl graphics 5"H Cap Arial Bold Font Mounted to front of square posts with necessary hardware.
- .090" Aluminum Panel painted green with applied std. white vinyl graphics. Mounted flush to .090 black aluminum panel with necessary hardware
- (9) Blank DF .090" Aluminum Panels for other tenants. Each mounted flush to .090 black aluminum panel with necessary hardware.
- 3-1/4" Aluminum Square Posts painted Std. black



Paint to Match

- Matthews Paint MP00767 Custom color formula
- Monument Painted Std. Black

Vinyl to Match

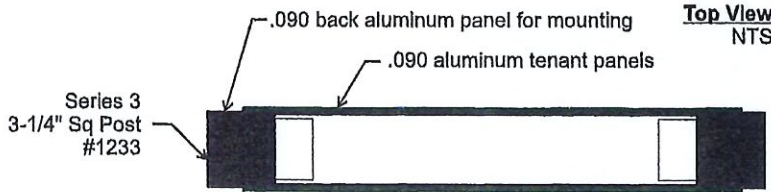
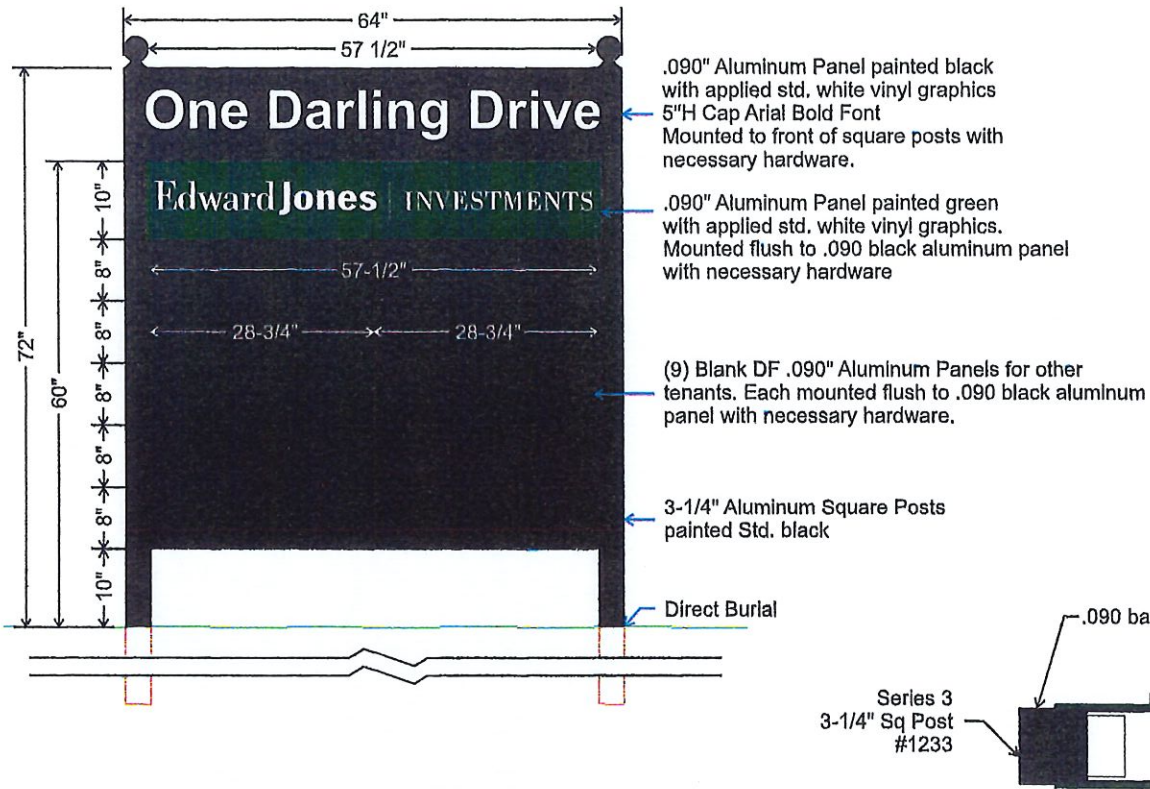
- Vinyl to match White

11 tenants max

Edward Jones Client Job # 7040655 Site # 55662 Design By MR Date 05.08.20 Latest Revision 10.27.20 MR		MEMBER LISTED ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF SOUTH WATER SIGNS, AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SOUTH WATER SIGNS.	SWS WD CODE <input checked="" type="checkbox"/> F <input type="checkbox"/> E <input checked="" type="checkbox"/> V <input type="checkbox"/> R <input type="checkbox"/> C <input type="checkbox"/> O <input checked="" type="checkbox"/> P	
Address: 15 Darling Dr, Suite 7 Avon, CT 06001		934 N. Church Road Elmhurst, IL 60126 P 630.333.4900 F 630.333.4915		

Sign 01 - Aluminum D/F Post and Panel (Side B)

1" = 1'
Non-Illuminated monument to be illuminated by external source. Electrical scope of work is not included with signage.



Paint to Match
Matthews Paint MP00767
Custom color formula

Vinyl to Match
Vinyl to match
White

Edward Jones Client		 MEMBER NATIONAL ASSOCIATION OF REALTORS	 LISTED	ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF SOUTH WATER SIGNS , AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SOUTH WATER SIGNS .	SWS W/O CODE <input checked="" type="checkbox"/> F <input type="checkbox"/> E <input checked="" type="checkbox"/> V <input type="checkbox"/> R <input type="checkbox"/> C <input type="checkbox"/> O <input checked="" type="checkbox"/> P	 South Water Signs
Job #	7040685					
Drawn By		MR				
Date		05.08.20				
Latest Revision		10.27.20 MR				
Address:		934 N. Church Road				
15 Darling Dr, Suite 7		Elmhurst, IL 60126				
Avon, CT 06001		P 630.333.4900				
		F 630.333.4915				







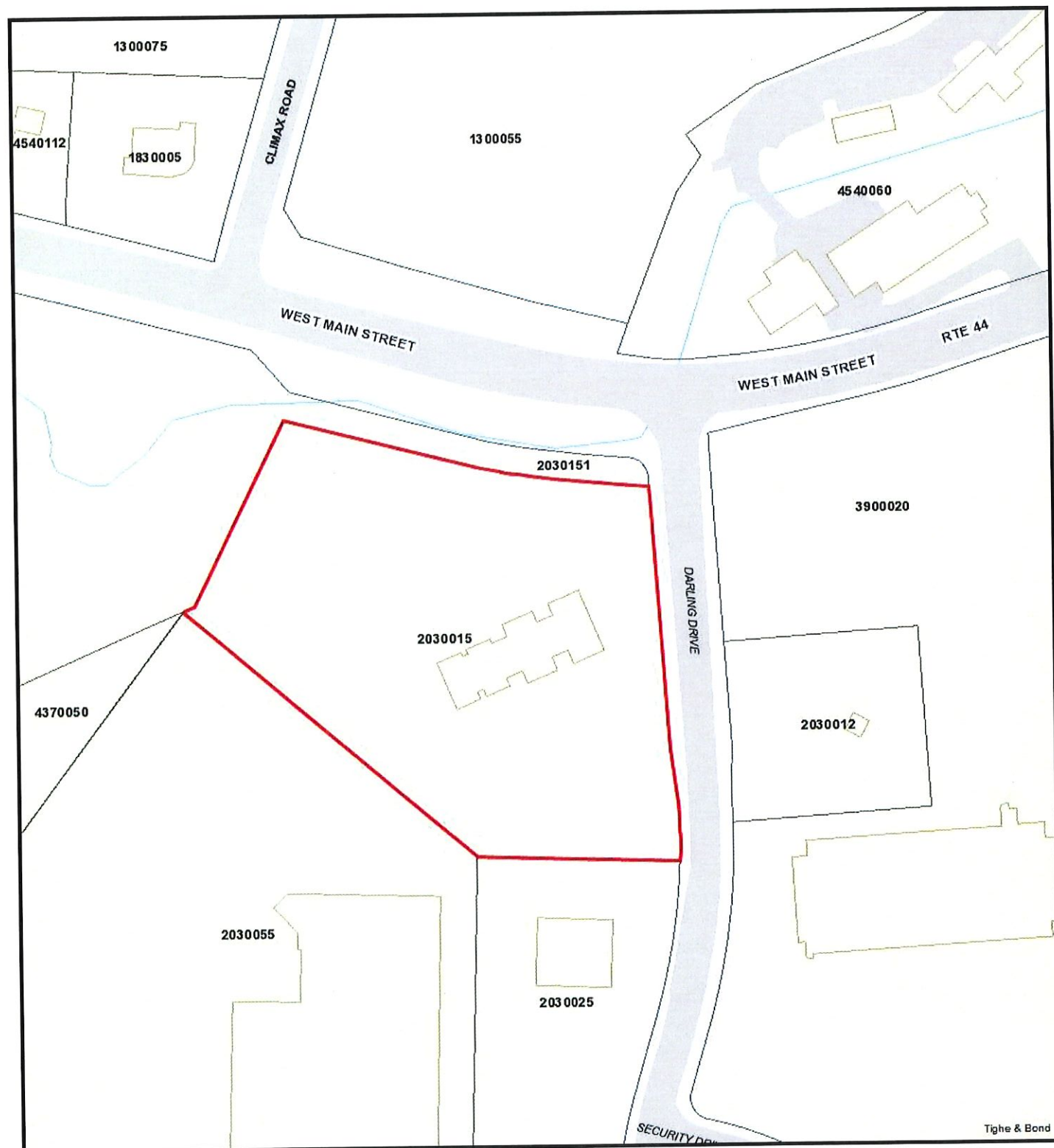
Copy and paste the following string into an email to link to the current map view:

Print Map • Town of Avon notice to abutting property owners

Size:
 Scale: 1" = ft. Title:

Close Print





15 Darling Drive

11/25/2020 4:16:37 PM

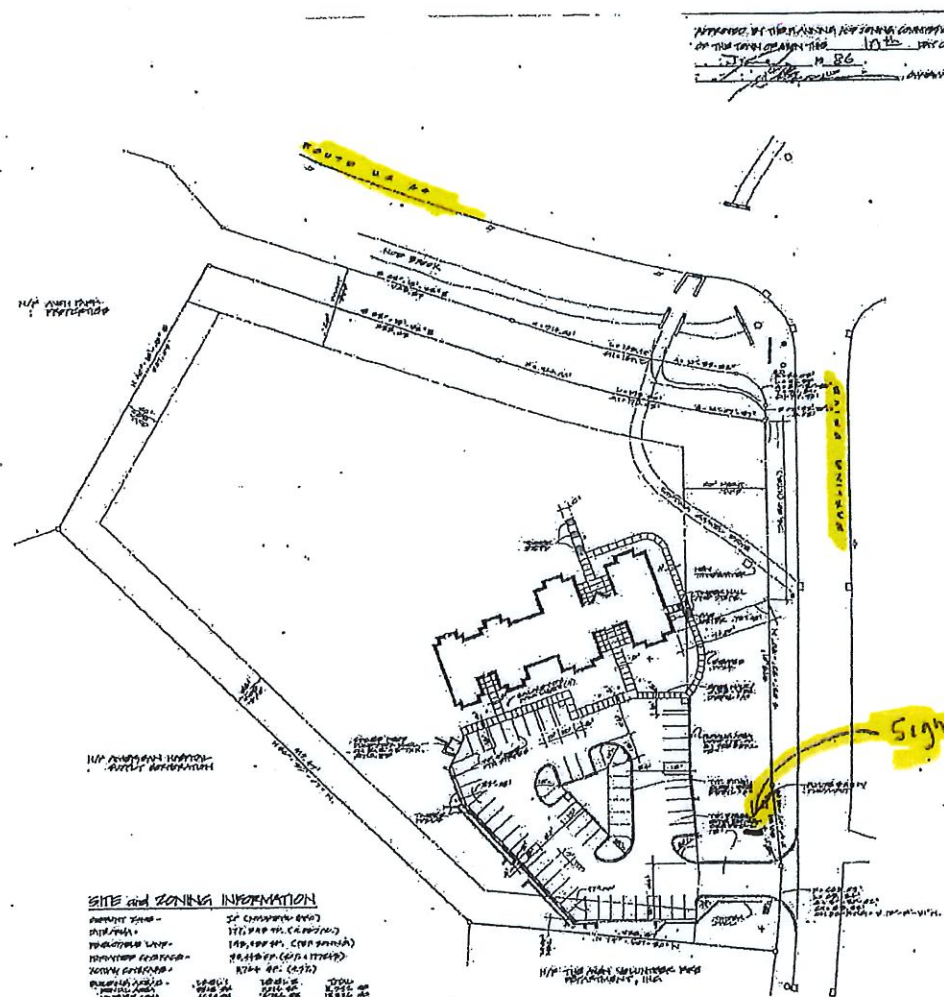
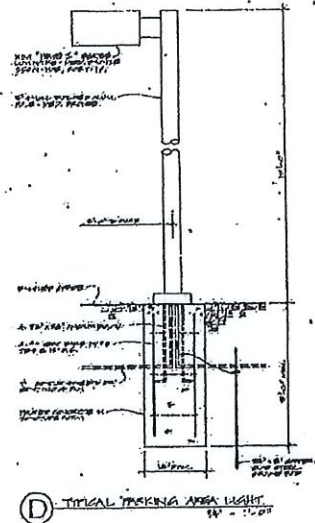
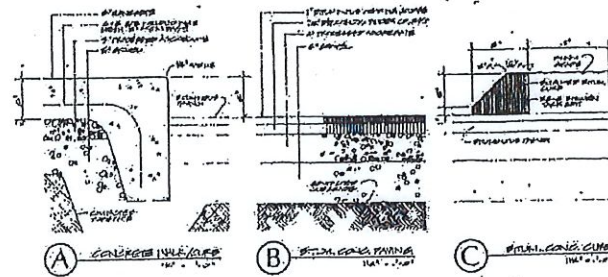
Scale: 1"=150'

Scale is approximate

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.



p2c App#4933



SITE AND ZONING INFORMATION

PROPERTY SIZE - 2.5 CHAIN (10,000 SQ. FT.)
ZONING - 177, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

1249

1/45



15 Darling Drive
Project No. 1522

KENYON & CUTLER
architects
New Castle Office: 100
45 West Main Street
New Castle, Delaware 19701

Site Layout and
Elevation

L1

The street number shall be exempt from the height and area requirements otherwise specified in this regulation.

- (2) *Low-profile detached identification signs.* One sign per lot not exceeding 24 square feet in area and not exceeding five feet in height above the ground for identification of an occupant, building, or complex may be permitted by the Commission as a special exception in accordance with the criteria in Section VII.C.5. No low-profile detached identification signs are allowed in the CS or NB Zone. To assist the public in identifying the street address of a place of business and as an aid to public safety, applicants seeking approval of a detached sign shall include a street number to be located on the top of the proposed sign. This number shall be flush-mounted with the top of the sign. An applicant shall utilize a street number as assigned by the Avon Tax Assessor. Numbers may not be depicted utilizing letters or Roman numerals. The number shall be housed in an area no larger than 12 inches in height and 24 inches in length and contain numbers which are nine inches in height. To aid in public safety, the area used for the number shall be similar in design, construction, and color to the main portion of the sign.

The street number shall be exempt from the height and area requirements otherwise specified in this regulation.

The Commission may allow two smaller, one-sided, low-profile detached identification signs per lot as a special exception where it finds that:

- (a) Both signs are similar in content and design;
- (b) The combined area of both signs shall not exceed 24 square feet;
- (c) Signs will be spaced at intervals such that only one sign will be legible at any time from any traveling direction on the adjacent street; and
- (d) The proposed design and its incorporation into the landscape is more attractive on the particular site.

The Commission may allow two smaller, two-sided, low-profile detached identification signs per lot as a special exception where it finds that:

- (a) The combined area of both signs shall not exceed 24 square feet and both are similar in content and design;
- (b) The building for which the signs are requested is in excess of 20,000 square feet in area;
- (c) The building is served by two or more main driveways;

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ZONING BOARD OF APPEALS
THURSDAY, DECEMBER 17, 2020, 7:00 P.M.

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VIA GOTOMEETING**

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(scroll downward to see application materials)

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Application of Judith A. Clements and Christina Racine, owners/applicants; requesting from Avon Zoning Regulations, Section IV. A. 2. e, a 3-foot variance from the required 25-foot side yard setback to permit the placement of a generator, located at 94 Lofgren Road in an R-40 Zone.

- Application (two pages).
- Addendum to ZBA application (five pages) submitted by owners/applicants, including subject property plot plan showing proposed location for generator and site setbacks; Avon zoning map excerpt showing general location; and property site photographs taken by owners/applicants.
- Image and specifications of proposed generator.
- GIS map of abutting properties; (ZBA public hearing notification sent to abutting owners via postal mail).
- 2016 Town GIS aerial view of subject property.
- Multiple views of subject property; photographs by Town staff.
- Subject site property As-built map.
- Neighborhood communications if received by Town of Avon.

A full hardcopy set of the application, with supplemental administrative information, is on file and will be retained in the Department of Planning and Community Development.

RECEIVED

2

TO THE ZONING BOARD OF APPEALS
Avon, Connecticut

NOV 24 2020

PLEASE PRINT LEGIBLY

APPLICATION FEE \$160
Planning Department
Town of Avon

Date November 24, 2020

OWNER Christina Racine & Judith Clements Address 94 Lofgren Road, Avon, CT 06001

APPLICANT Christina Racine & Judith Clements Address 94 Lofgren Road, Avon, CT 06001

TELEPHONE NO 860-593-4357 Daytime Phone No 860-593-4357

LOCATION OF AFFECTED PREMISES Email: racine@amazon.com

ON THE Northerly SIDE OF STREET IN AN R40 ZONE

ASSESSOR'S MAP NO. 004 (Clerk Map 08-070) PARCEL ID. 3030094 VOLUME 711 PAGE 525

Previous appeals have been made with respect to these premises as follows: Date: n/a

This APPEAL relates to: ☐ Use ☐ Area ☒ Yards ☐ Lot Width ☐ Signs
☒ Building Lines ☐ Lot Area ☒ Other

1. SPECIFIC DESCRIPTION OF VARIANCE REQUEST - (MUST BE SHOWN ON PLOT PLAN)

Placement of generator (49" wide by 24" deep and needing to be 18" from house) within 25 feet of side yard property line as per attached plot plan.

3' VARIANCE TO REQUIRED SIDE YARD

2. VARIANCE of the following section(s) of the Zoning Regulations is/are requested: Section IV.A.2.e

(a) Why will strict application of the regulations produce UNDUE HARDSHIP? Please see attached addendum

b) Why is this hardship UNIQUE to these premises and not shared by other premises in the neighborhood? Please see attached addendum

c) This variance would not change the CHARACTER OF THE NEIGHBORHOOD because: Please see attached addendum

3. I HEREBY APPEAL from the decision of the Building Inspector for (denying/issuing) permit.

4. The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his knowledge and belief. Furthermore, the applicant agrees that submission of this application constitutes permission for and consent to Board and Town Staff inspections of the site of proposed activity.

Signatures

Owners

Applicants




Judith Clements
Christina Racine

Judith Clements
Christina Racine

Addendum to the Zoning Board of Appeals Application
Submitted by Judith Clements and Christina Racine, 94 Lofgren Road, Avon, CT
Parcel ID 3030094

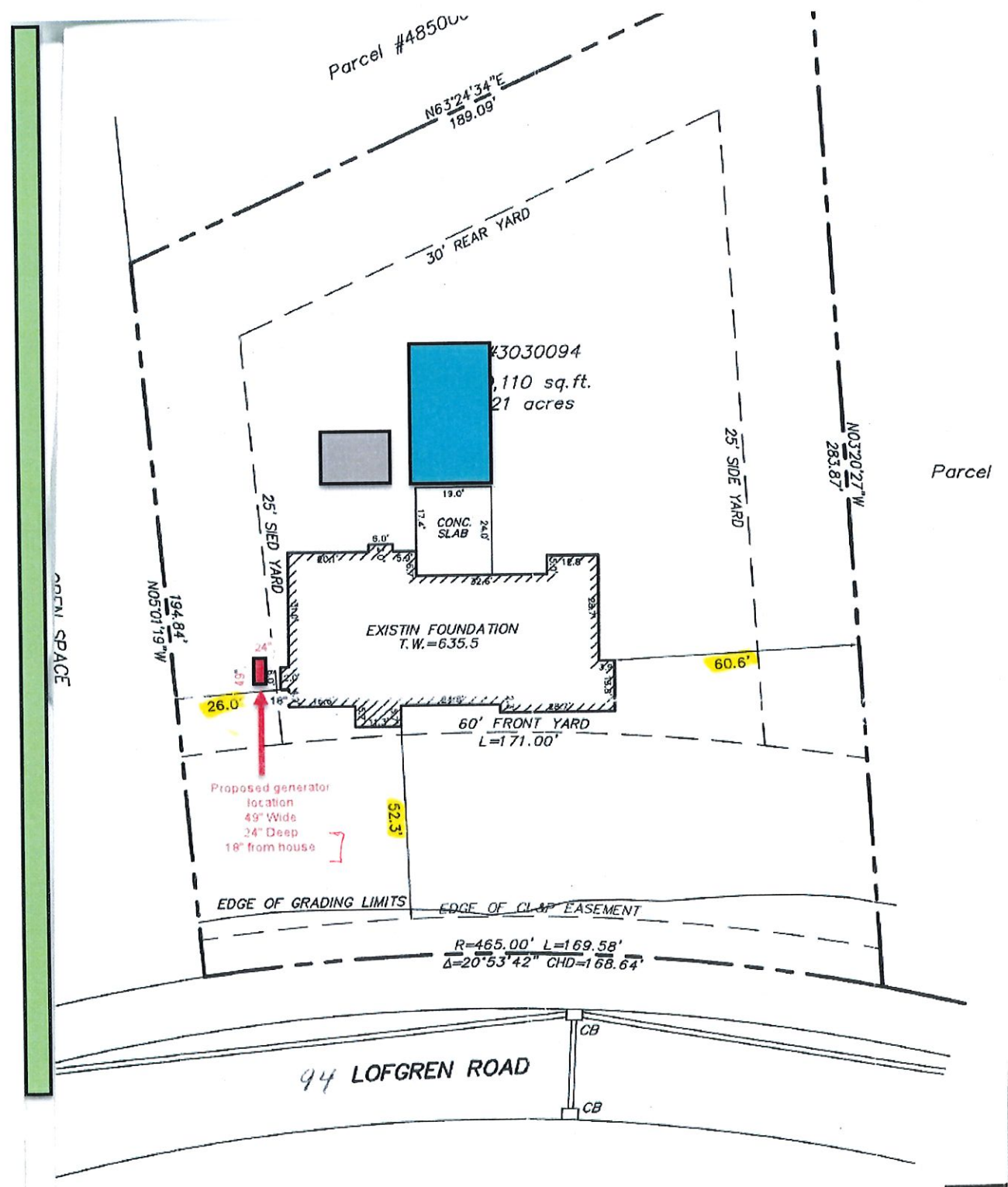
Section 2.

- a) **Why will strict application of the regulations cause UNDUE HARDSHIP?** Placement of the proposed generator more than 25 feet from the adjoining ROS Open space property line significantly limits its available placement area. The requested location (as shown on the attached plot plan) maintains its close proximity to the gas line to which it will be connected and limits the view from the street maintaining aesthetics and retaining the character of the neighborhood.
- b) **Why is this hardship UNIQUE to these premises and not shared by other premises in the neighborhood?** Given the parcel's abutment to ROS Open space, and the distance from neighboring property lines, noise will be reduced should the generator be needed in the event of a prolonged power outage.
- c) **This variance would not change the CHARACTER OF THE NEIGHBORHOOD because?** This variance, if granted, would maintain the character of the neighborhood by allowing placement on the side of the property nearest to the gas connection, versus the front of the home.

In addition, this generator will only be used in the event of a prolonged power outage similar to the 5 day outage on August 5, 2020 caused by Tropical Storm Isaias and will not run for extended periods of time except in the rare circumstances created by weather or similar emergencies. Further, due to the age of the home owner/resident (Judith Clements, age 75), an elongated lapse of power could potentially cause undue detriment to her health.

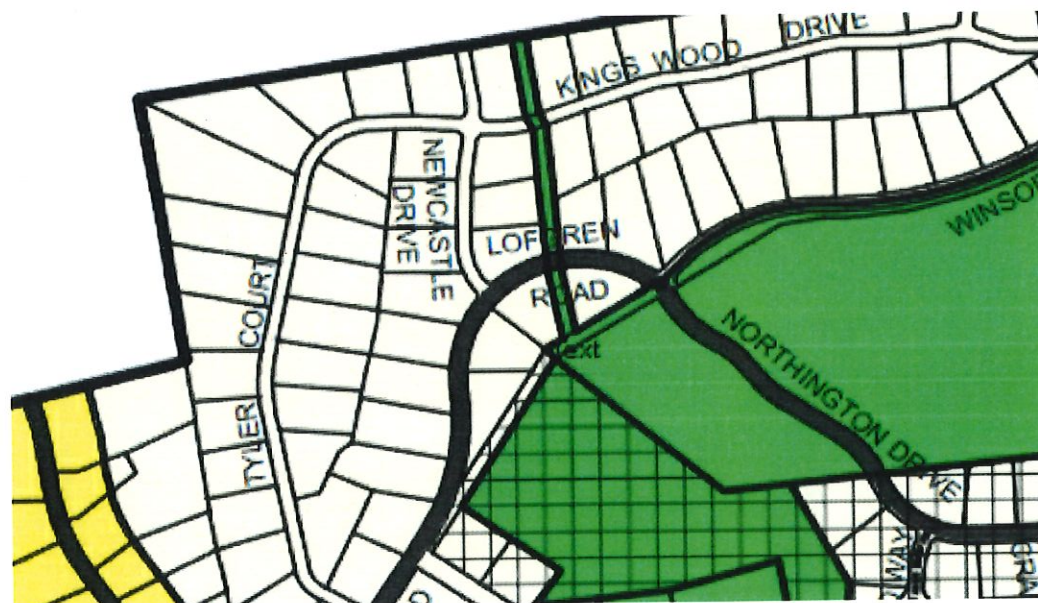
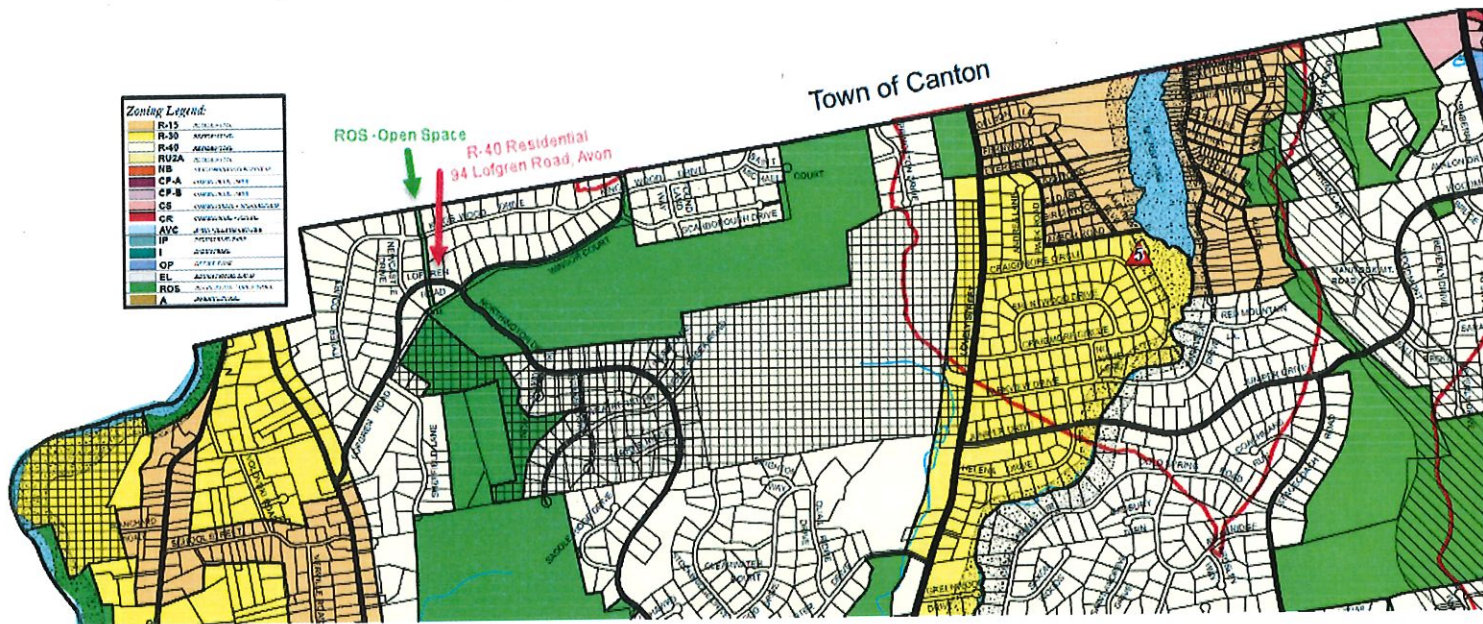
Addendum to the Zoning Board of Appeals Application
Submitted by Judith Clements and Christina Racine, 94 Lofgren Road, Avon, CT
Parcel ID 3030094

Figure 1. Plot Plan with proposed generator placement location



Parcel ID 3030094

Figure 2: Avon Zoning Map Snippet



Addendum to the Zoning Board of Appeals Application
Submitted by Judith Clements and Christina Racine, 94 Lofgren Road, Avon, CT
Parcel ID 3030094

Photo 1: Proposed location



Photo 2 : Location of Gas Line



Addendum to the Zoning Board of Appeals Application
Submitted by Judith Clements and Christina Racine, 94 Lofgren Road, Avon, CT
Parcel ID 3030094

Photo 3: 26 feet from end of the chimney

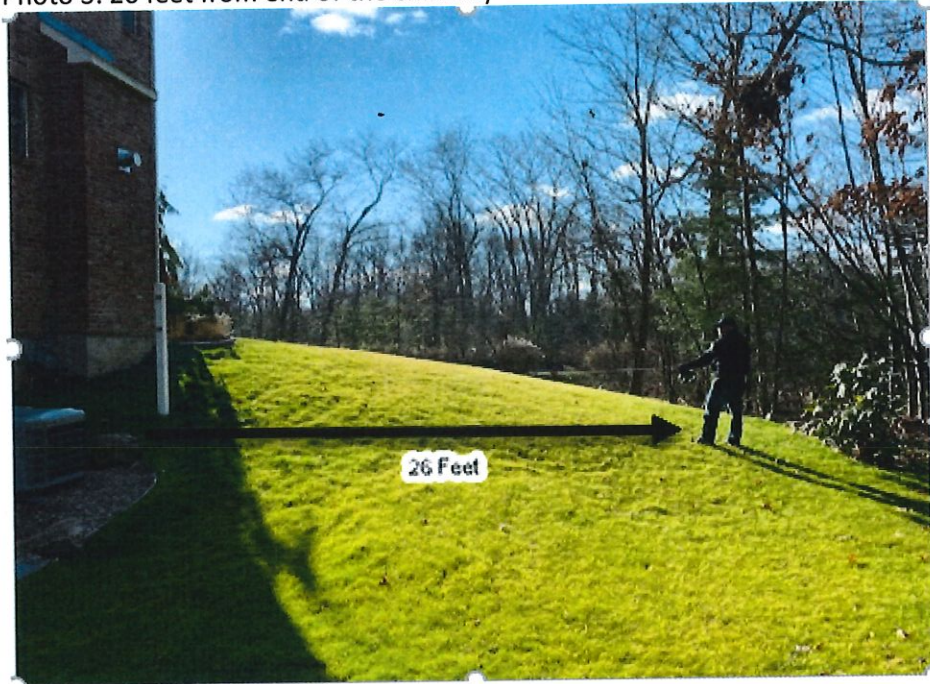


Photo 4: Open Space Visual



Addendum to the Zoning Board of Appeals Application
Submitted by Judith Clements and Christina Racine, 94 Lofgren Road, Avon, CT
Parcel ID 3030094

Photo 5: Google Maps Satellite – 11/24/20

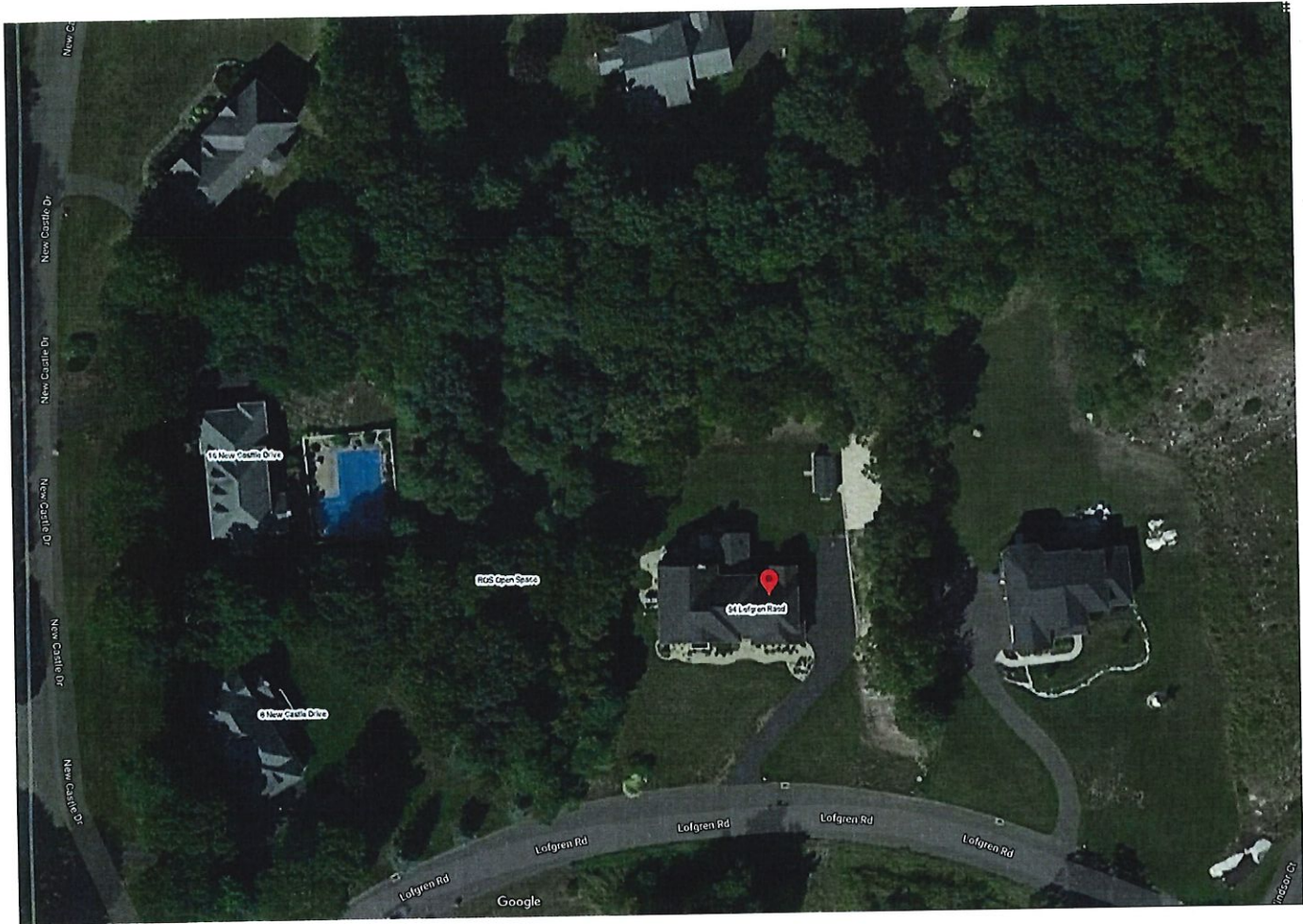


Photo 6: Google Maps – 11/24/20



Addendum to the Zoning Board of Appeals Application
Submitted by Judith Clements and Christina Racine, 94 Lofgren Road, Avon, CT
Parcel ID 3030094

Photo 7: Generator Specifications: 22kw



Mobile Link™ Remote Monitoring FREE with every Guardian Series Home standby generator Allows you to monitor the status of your generator from anywhere in the world using a smartphone, tablet, or PC. Easily access information, such as the current operating status and maintenance alerts. Connect your account to your authorized service dealer for fast, friendly and proactive service. With Mobile Link, you are taken care of before the next power outage.

5 Year Limited Warranty for automatic standby generators.

True Power™ Technology delivers best-in-class power quality with less than 5 percent total harmonic distortion for **clean, smooth operation of sensitive electronics and appliances.**

Generac generators and engines are **engineered and assembled in the USA***.

*Assembled in the USA using domestic and foreign parts

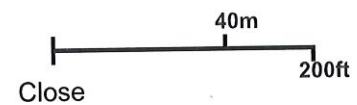
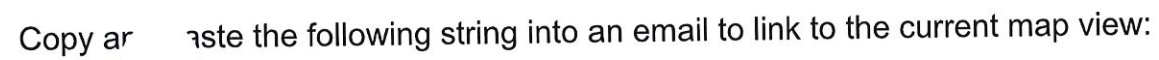
Quiet-Test™ Self-Test Mode runs at a lower RPM for a five or twelve minute test, making generators **significantly quieter than other brands while consuming less fuel.**

Generac's G-Force Engine is a purpose-built, pressure-lubricated engine capable of handling the rigors of generator use, resulting in power that's **more reliable and requires less routine maintenance** than any competitive engine. [Learn more about the G-Force Engine »](#)

24/7/365 Customer Support Team standing by all day, every day from our headquarters in Wisconsin to answer any questions you might have.

Our RhinoCoat™ powder-coated finish helps make **corrosion-resistant aluminum perfect for all weather conditions.**

Generac's Evolution™ Controller features a **multilingual LCD display** that allows users to monitor battery status and track maintenance intervals to ensure your generator is always in top operating condition.

[Print Map](#)

- Town of Avon notice to abutting property owners

Size:

Scale: 1" =

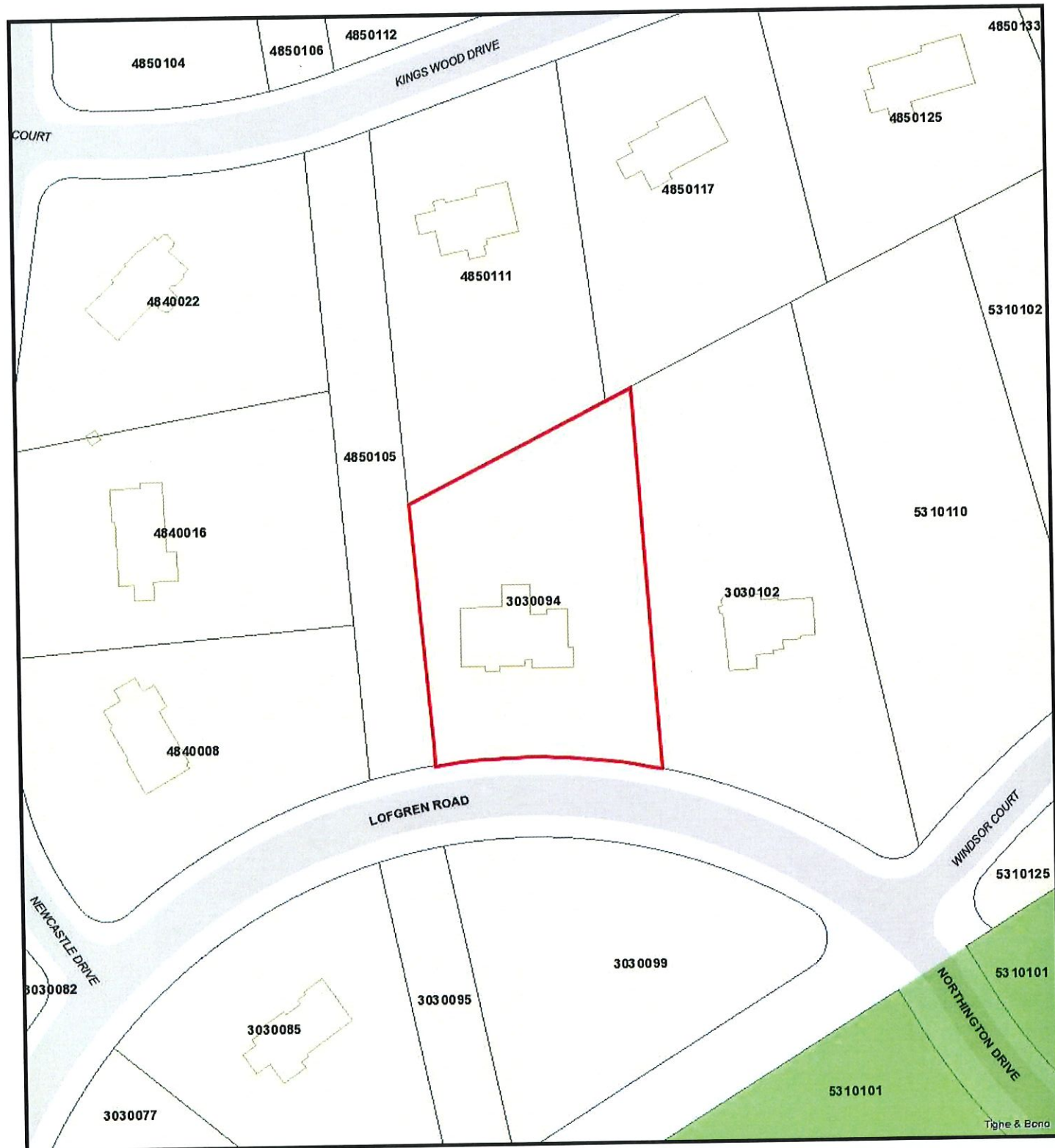
ft.

Title:

Close

Print

→



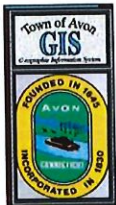
94 Lofgren Road

11/25/2020 4:19:58 PM

Scale: 1"=100'

Scale is approximate

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.



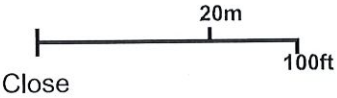
94 lofgren



Email Map Link

2016 Town of Avon GIS aerial view of site.

Copy and paste the following string into an email to link to the current map view:



Print Map

Size:

Scale: 1" = ft. Title:

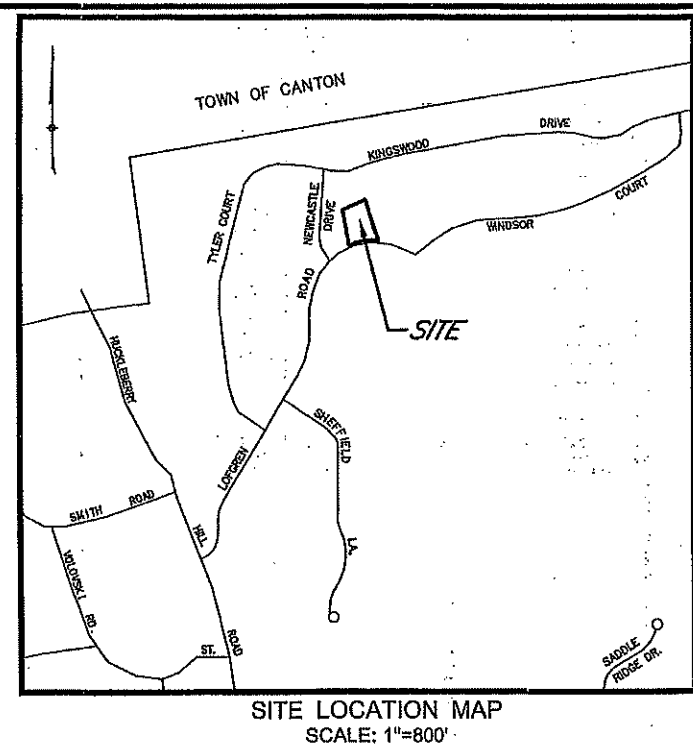
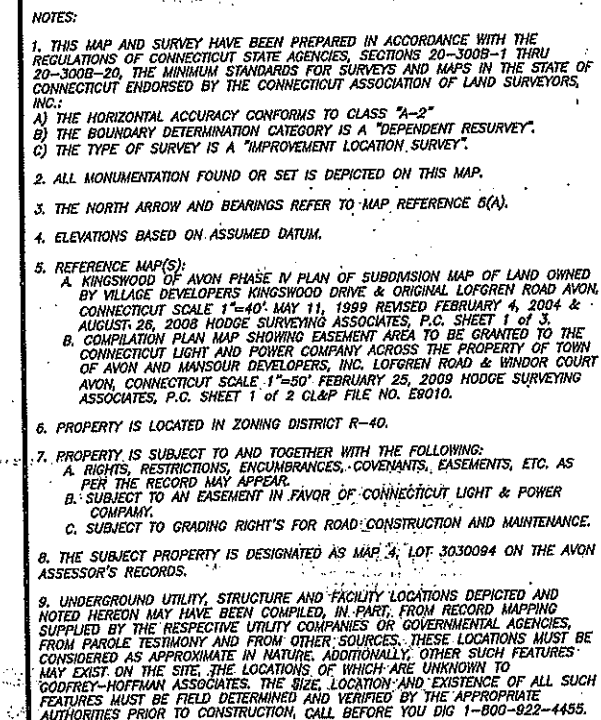
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Tighe&Bond

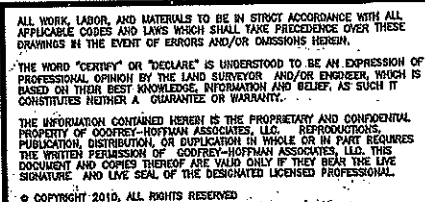






3030094-AB

NOT VALID WITHOUT LIVE SIGNATURE AND SEAL



NO.	DATE	DESCRIPTION
REVISIONS		

TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, DECEMBER 17, 2020, 7:00 P.M.

**Virtual Public Hearing
VIA GOTOMEETING**

Join by web: <https://global.gotomeeting.com/join/840846565>; or dial by phone:
United States (Toll Free): 1-877-568-4106, Access Code: 840 846 565#

(scroll downward to see application materials)

Items contained in the agenda packets sent to the Board via electronic submission, and posted on the Town's website avonct.gov, Boards & Committees, Zoning Board of Appeals:

Application of Andrew M. Willauer, owner/applicant; requesting from Avon Zoning Regulations, Section IV. A. 6., an 11-foot variance from the required 15-foot side yard setback and a 28-foot variance from the required 40-foot front yard setback for a 10' x 20' shed with dormer, located at 1 Mountain Ledge in an R-15 Zone.

- Application (one page).
- Image of similar proposed shed.
- GIS map of abutting properties; (ZBA public hearing notification sent to abutting owners via postal mail).
- 2016 Town GIS aerial view of subject property.
- Multiple views of subject property; photographs by Town staff.
- Subject site property plot plan showing location of proposed shed and setback lines.
- Photographs of subject property site and abutting property taken by applicant.
- Neighborhood communications if received by Town of Avon.

A full hardcopy set of the application, with supplemental administrative information, is on file and will be retained in the Department of Planning and Community Development.

TO THE ZONING BOARD OF APPEALS
Avon, Connecticut

RECEIVED

APPLICATION FEE \$160
NOV 25 2020

PLEASE PRINT LEGIBLY

Date 11/23/20

OWNER Andrew Willauer

Address 1 Mountain Ledge Rd
Avon, CT 06001

Planning Department
Town of Avon

APPLICANT Andrew Willauer

Address

TELEPHONE NO Cell: 860.255.8202 Daytime Phone No Same

Email: AndyWillauer@gmail.com

LOCATION OF AFFECTED PREMISES

ON THE NORTH SIDE OF STREET IN AN R15 ZONE

ASSESSOR'S MAP NO. PARCEL ID. VOLUME PAGE

Previous appeals have been made with respect to these premises as follows: Date: 10/26/95 remove & replace garage (never done) jmc

This APPEAL () Use () Area () Yards () Lot Width () Signs
relates to: (X) Building Lines () Lot Area () Other

1. SPECIFIC DESCRIPTION OF VARIANCE REQUEST - (MUST BE SHOWN ON PLOT PLAN)
Requesting variance to build a storage shed, 4 feet from #3 Mountain Ledge property line and 20 feet from Mountain Ledge Rd.

2. VARIANCE of the following section(s) of the Zoning Regulations is/are requested) IV.A.6

11' VAR. TO S.Y. & 28' VAR. TO F.Y.

(a) Why will strict application of the regulations produce UNDUE HARDSHIP?

Would like to put shed in proposed spot as wife runs a home daycare and the child's playscape is at back of house easier for her to monitor.

b) Why is this hardship UNIQUE to these premises and not shared by other premises in the neighborhood?

It's unique to our property because my wife likes to be able to monitor the daycare children playing in the backyard where we have a play area and a fence as well as being safely away from traffic on the street.

c) This variance would not change the CHARACTER OF THE NEIGHBORHOOD because:

The proposed shed will be behind a wall of existing arborvitea trees. Many lots in Secret lake neighborhood have structures that required similar variances.

3. I HEREBY APPEAL from the decision of the Building Inspector for (denying/issuing) permit.

4. The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his knowledge and belief. Furthermore, the applicant agrees that submission of this application constitutes permission for and consent to Board and Town Staff inspections of the site of proposed activity.

Signatures

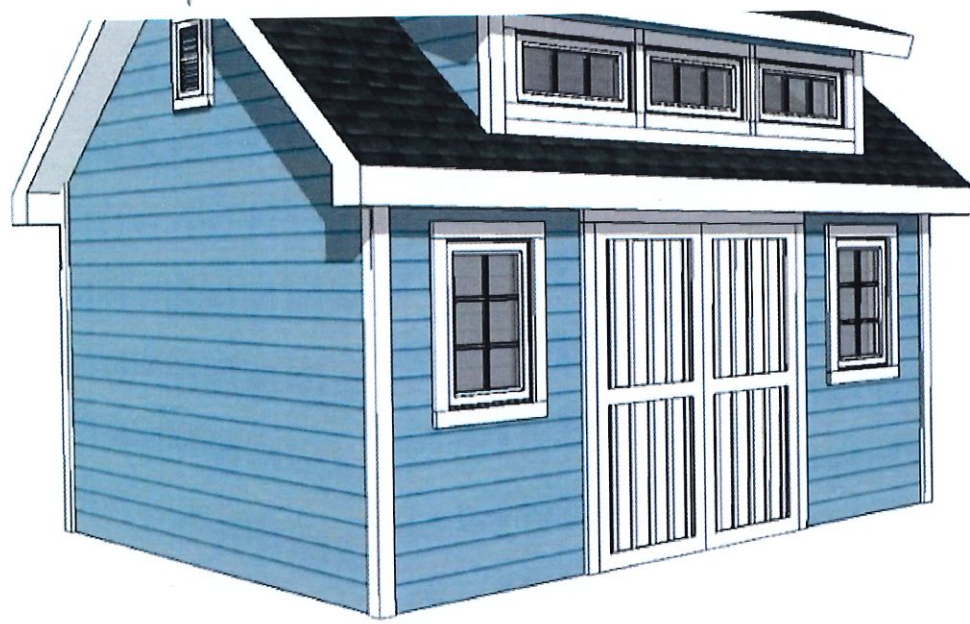
Owners

Applicants



Andrew Willauer

Andrew Willauer



Build Your Own Backyard Shed!  iCreatables.com



Build Your Own Backyard Shed!  iCreatables.com

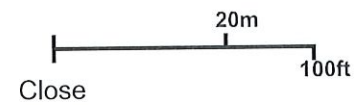
1 MOUNTAIN LEDGE

10x20 Dormer Shed



Email Map Link

Copy and paste the following string into an email to link to the current map view:



Print Map

Town of Avon notice to abutting property owners

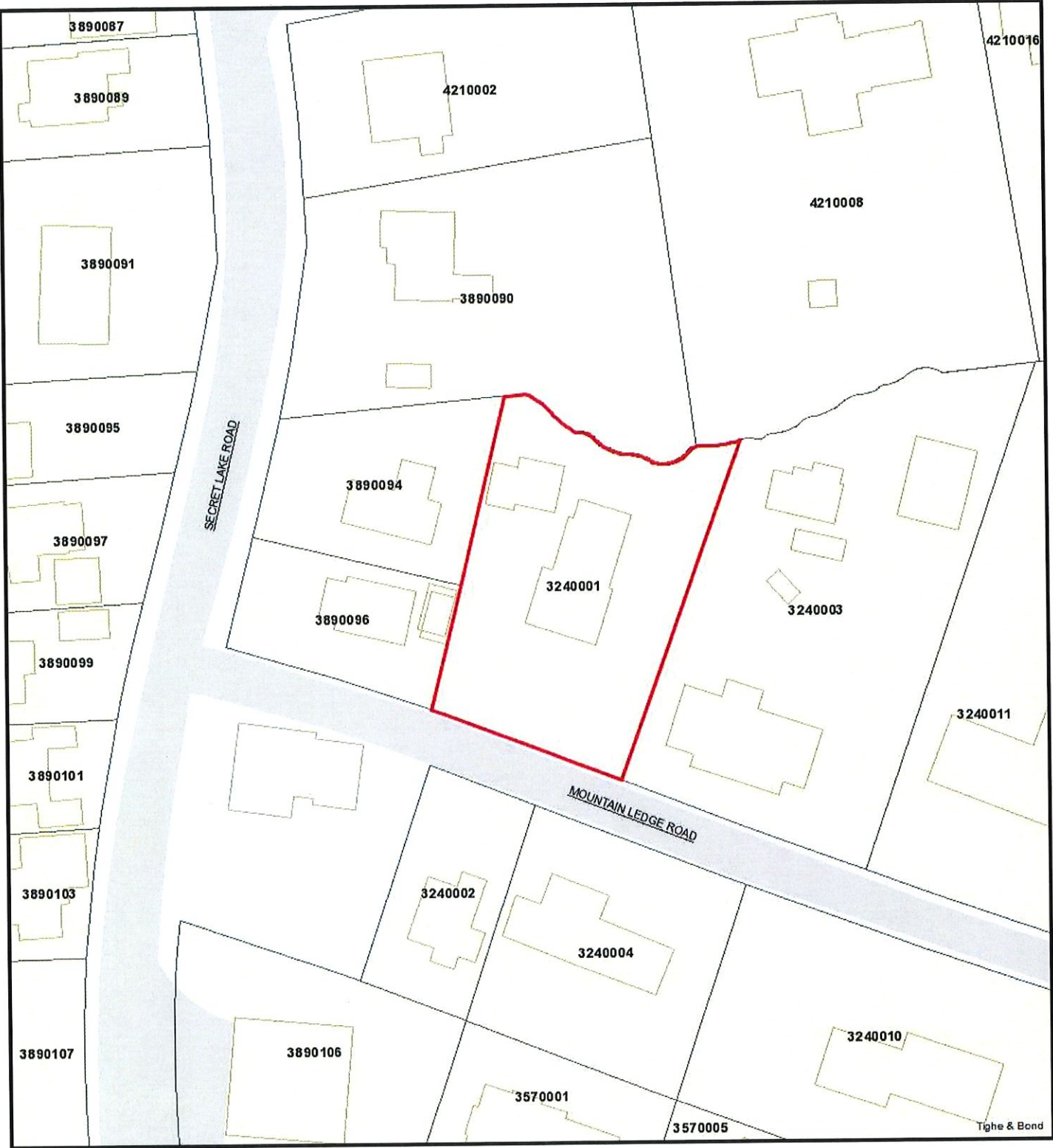
Size:

Scale: 1" = ft. Title:

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lat:41.8133, long:-72.8783

Tighe&Bond



1 Mountain Ledge

11/25/2020 4:22:41 PM

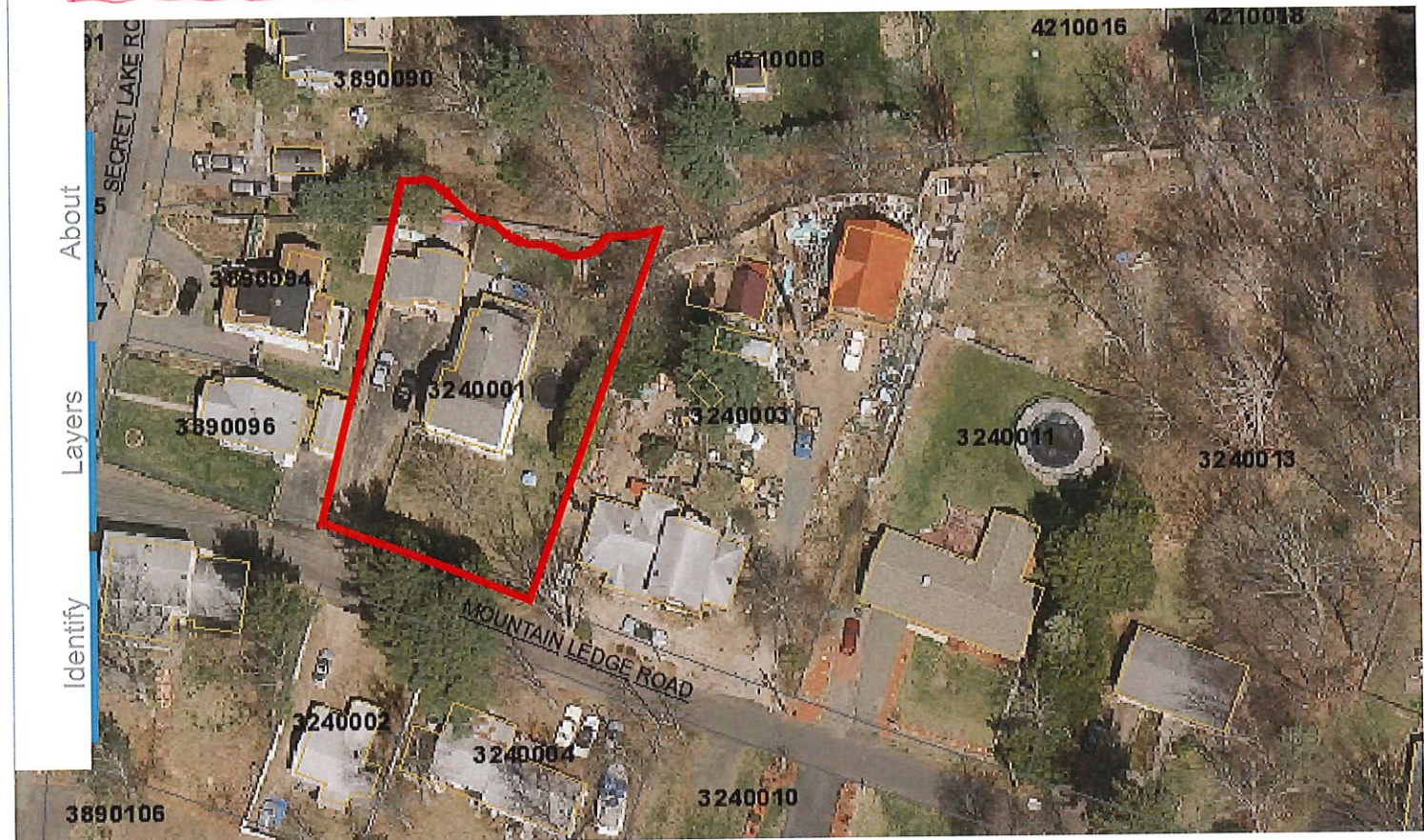
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Scale is approximate

The information depicted on this map is for planning purposes only.
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interpretation, or parcel-level analyses.



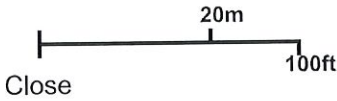
1 mountain ledge road



Email Map Link

2016 Town of Avon GIS aerial view of subject property.

Copy and paste the following string into an email to link to the current map view:



Print Map

Size:

Scale: 1" = ft. Title:



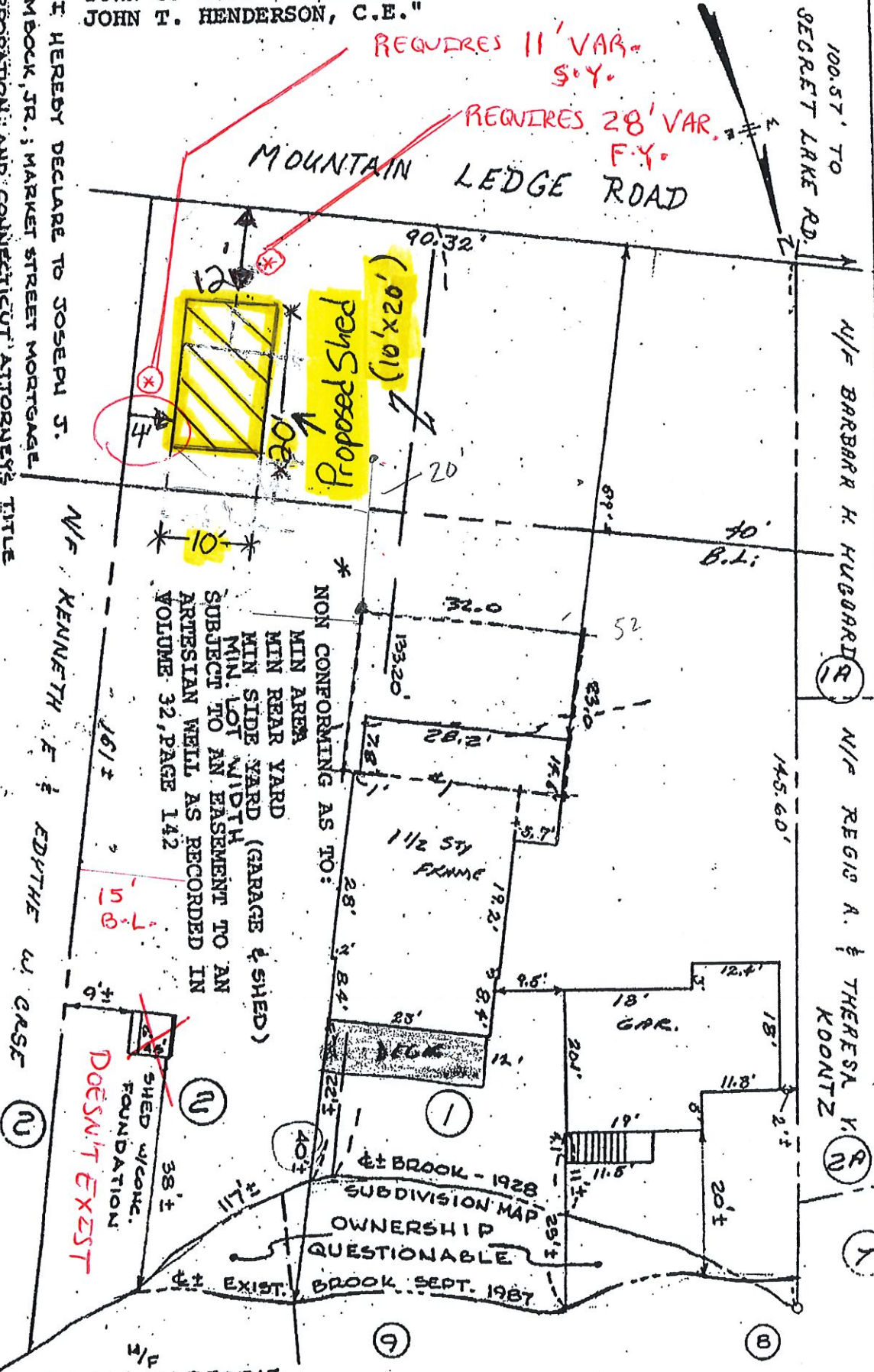


LOT NUMBERS REFER TO MAP ENTITLED "SECRET LAKE, PROPERTY OF J.E.B. LOWELL, SUBDIVISION 1, IN THE TOWN OF AVON & CANTON, CT., 1"=100' JUNE 1928, JOHN T. HENDERSON, C.E."

I HEREBY DECLARE TO JOSEPH J. REMBOCK, JR., MARKET STREET MORTGAGE CORPORATION, AND CONNECTICUT ATTORNEY'S TITLE INSURANCE COMPANY THAT THE ABOVE SHOWN BUILDINGS WERE LOCATED IN THE FIELD ON 9-24-87 AND SAID LOCATIONS, AS DEPICTED HEREON, DO NOT VIOLATE THE ZONING REGULATIONS OF THE TOWN OF AVON EXCEPT AS NOTED OR SHOWN, AND THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS C-1 SURVEY AS DEFINED IN THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS PREPARED AND ADOPTED BY THE CONN. ASSOCIATION OF



MORTGAGE SURVEY OF PROPERTY OWNED BY JOSEPH J. REMBOCK, JR., AVON, CONNECTICUT SCALE 1"=20' SEPT. 24, 1987 F. A. HESKETH & ASSOCIATES, INC. BLOOMFIELD, CONNECTICUT





← Garage from 98 Secret Lake Rd sits on property line and is well within 40' setback of Mountain Ledge Rd.

(PHOTOS FROM APPLICANT)

#4 Mountain Ledge Rd, house is also well within the 40' setback on Mountain Ledge Rd.





↑
#3 Mountain Ledge Rd is well within
the setback of 40' for Mountain
Ledge Rd.

(PHOTOS FROM)
APPLICANT



(PHOTOS
FROM
APPLICANT)

↑
100 Secret Lake Rd, Corner of garage is less than
5 Feet from Mountain Ledge Rd.



1 MOUNTAIN
VIEW

↑
Proposed Shed will be located behind this wall
of arborvitae trees. It will be hardly visible from the road.