



# TOWN OF AVON

60 West Main St. Avon, CT 06001-3719  
www.avonct.gov

**POLICE , FIRE & MEDICAL  
EMERGENCY** - 911

**TOWN MANAGER'S OFFICE**  
Tel. (860) 409-4300  
Fax (860) 409-4368

**ASST. to the TOWN MANAGER**  
Tel. (860) 409-4377  
Fax (860) 409-4368

**ACCOUNTING**  
Tel. (860) 409-4339  
Fax (860) 677-2847

**ASSESSOR'S OFFICE**  
Tel. (860) 409-4335  
Fax (860) 409-4366

**BUILDING DEPARTMENT**  
Tel. (860) 409-4316  
Fax (860) 409-4321

**COLLECTOR OF REVENUE**  
Tel. (860) 409-4306  
Fax (860) 677-8428

**ENGINEERING DEPARTMENT**  
Tel. (860) 409-4322  
Fax (860) 409-4364

**FINANCE DEPARTMENT**  
Tel. (860) 409-4339  
Fax (860) 409-4366

**FIRE MARSHAL**  
Tel. (860) 409-4319  
Fax (860) 409-4321

**HUMAN RESOURCES**  
Tel. (860) 409-4303  
Fax (860) 409-4366

**LANDFILL**  
281 Huckleberry Hill Rd.  
Tel. (860) 673-3677

**PLANNING & ZONING**  
Tel. (860) 409-4328  
Fax (860) 409-4375

**POLICE DEPARTMENT**  
Tel. (860) 409-4200  
Fax (860) 409-4206

**PROBATE**  
Tel. (860) 658-3277  
Fax (860) 658-3204

**PUBLIC LIBRARY**  
281 Country Club Road  
Tel. (860) 673-9712  
Fax (860) 675-6364

**PUBLIC WORKS**  
11 Arch Road  
Tel. (860) 673-6151  
Fax (860) 673-0338

**RECREATION AND PARKS**  
Tel. (860) 409-4332  
Fax (860) 409-4334  
Cancellation (860) 409-4365

**REGISTRAR OF VOTERS**  
Tel. (860) 409-4350  
Fax (860) 409-4368

**SOCIAL SERVICES**  
Tel. (860) 409-4346  
Fax (860) 409-4366

**TOWN CLERK**  
Tel. (860) 409-4310  
Fax (860) 677-8428

**TDD-HEARING IMPAIRED**  
Tel. (860) 409-4361

## LEGAL NOTICE TOWN OF AVON

The Zoning Board of Appeals of the Town of Avon will hold a Public Hearing on Thursday, April 16, 2020, at 7:00 p.m. via GoToMeeting: join by web <https://global.gotomeeting.com/join/235423973>, or dial by phone 1-877-568-4106, Access Code 235-423-973#; on the following:

Application of Jonathan D. Pollack, owner/applicant; requesting from Avon Zoning Regulations, Section IV. A.6, a 15-foot variance from the required 30-foot rear yard setback, and a 20-foot variance from the required 25-foot side yard setback to permit a 12' x 24' detached outbuilding, located at 23 North Farms Road in an R-40 Zone.

Application of Derek R. and Ashley C. Moore, owners/applicants; requesting from Avon Zoning Regulations, Section IV. A.6, a 12-foot variance from the required 25-foot side yard setback to permit a 10' x 16' shed, located at 15 Frederick Drive in an R-40 Zone.

Application of Martha Y. Fine, owner, and J.P. Bellott, applicant; requesting from Avon Zoning Regulations, Section IV. A.2, a 270 square foot variance and two additional garage spaces over the number allowed to permit a 28' x 40' detached garage/enclosed storage building (12' x 12' shed and attached two car garage existing), located at 271 Cider Brook Road in an RU-2A 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 1<sup>st</sup> day of April, 2020.

## ZONING BOARD OF APPEALS

Eileen Carroll, Chair  
Christy Yaros, Vice-chair

**TOWN OF AVON  
ZONING BOARD OF APPEALS  
THURSDAY, APRIL 16, 2020, 7:00 P.M.**

**Public Hearing  
VIA GOTOMEETING**

**Join by web: <https://global.gotomeeting.com/join/235423973>  
Dial by phone: 1-877-568-4106, Access Code:235-423-973#**

**AGENDA  
(scroll downward to see application materials)**

**I. PUBLIC HEARING:**

Application of Jonathan D. Pollack, owner/applicant; requesting from Avon Zoning Regulations, Section IV. A.6, a 15-foot variance from the required 30-foot rear yard setback, and a 20-foot variance from the required 25-foot side yard setback to permit a 12' x 24' detached outbuilding, located at 23 North Farms Road in an R-40 Zone.

Application of Derek R. and Ashley C. Moore, owners/applicants; requesting from Avon Zoning Regulations, Section IV. A.6, a 12-foot variance from the required 25-foot side yard setback to permit a 10' x 16' shed, located at 15 Frederick Drive in an R-40 Zone.

Application of Martha Y. Fine, owner, and J.P. Bellott, applicant; requesting from Avon Zoning Regulations, Section IV. A.2, a 270 square foot variance and two additional garage spaces over the number allowed to permit a 28' x 40' detached garage/enclosed storage building (12' x 12' shed and attached two car garage existing), located at 271 Cider Brook Road in an RU-2A Zone.

**II. OTHER BUSINESS:**

**III. NEXT REGULARLY SCHEDULED MEETING: May 21, 2020**

TOWN OF AVON  
ZONING BOARD OF APPEALS  
THURSDAY, APRIL 16, 2020, 7:00 P.M.

**Public Hearing**  
**VIA GOTOMEETING**

Join by web: <https://global.gotomeeting.com/join/235423973>  
Dial by phone: 1-877-568-4106, Access Code:235-423-973#

(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](http://avonct.gov), Boards & Committees, Zoning Board of Appeals:

Application of Jonathan D. Pollack, owner/applicant; requesting from Avon Zoning Regulations, Section IV. A.6, a 15-foot variance from the required 30-foot rear yard setback, and a 20-foot variance from the required 25-foot side yard setback to permit a 12' x 24' detached outbuilding, located at 23 North Farms Road in an R-40 Zone.

- Application page.
- Images of proposed/similar structures.
- GIS map of abutting properties; ZBA public hearing notification sent to abutting owners via postal mail.
- GIS aerial view of subject property.
- Multiple views of subject property; photographs by Town staff.
- Subject property plot plan showing proposed structure, proposed location, and proposed variance of yard setbacks.
- Neighbor communications regarding the zoning variance proposal, as of 4/1/2020.

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

PLEASE PRINT LEGIBLY

APPLICATION FEE \$160

Date 2/10/20

OWNER Pollack, Jonathan

APPLICANT Pollack, Jonathan

TELEPHONE NO 860-614-2376

Address 23 N. Farms Rd

Address Avon CT, 06001

Daytime Phone No

Email: jspeallgas.com

RECEIVED

FEB 14 2020

Planning Department  
Town of Avon

LOCATION OF AFFECTED PREMISES

ON THE Right SIDE OF STREET IN AN R40 ZONE

ASSESSOR'S MAP NO. 005 PARCEL ID. 33000033 VOLUME 693 PAGE 917

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

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

See  
12' x 24'  
OUTBUILDING

1. SPECIFIC DESCRIPTION OF VARIANCE REQUEST - (MUST BE SHOWN ON PLOT PLAN)  
See attached Plot Plan showing approximate location of proposed structure
2. VARIANCE of the following section(s) of the Zoning Regulations is/are requested: IV . A . 6  
(a) Why will strict application of the regulations produce UNDUE HARDSHIP?  
15' VARIANCE TO REAR YARD SETBACK, 20' VARIANCE TO SIDE YARD SETBACK.  
A large boulder prevents adhesion to distance from property line required in town building codes  
(b) Why is this hardship UNIQUE to these premises and not shared by other premises in the neighborhood?  
location of large boulder is unique to this property in this application.  
(c) This variance would not change the CHARACTER OF THE NEIGHBORHOOD because:  
Surrounding homes have similar structures in similar locations of neighborhoods. Additionally this structure would be painted and landscaped to match the home.
3. I HEREBY APPEAL from the decision of the Building Inspector for (denying/issuing) permit. home.
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

[Signature]  
Jonathan Pollack

[Signature]  
Jonathan Pollack





**Jonathan Pollack**  
Assistant Vice President  
ALL-GAS

w: [allgas.com](http://allgas.com)  
p: 860 987 6609  
e: [jp@allgas.com](mailto:jp@allgas.com)  
a: 3150 Main St. Hartford, CT 06120

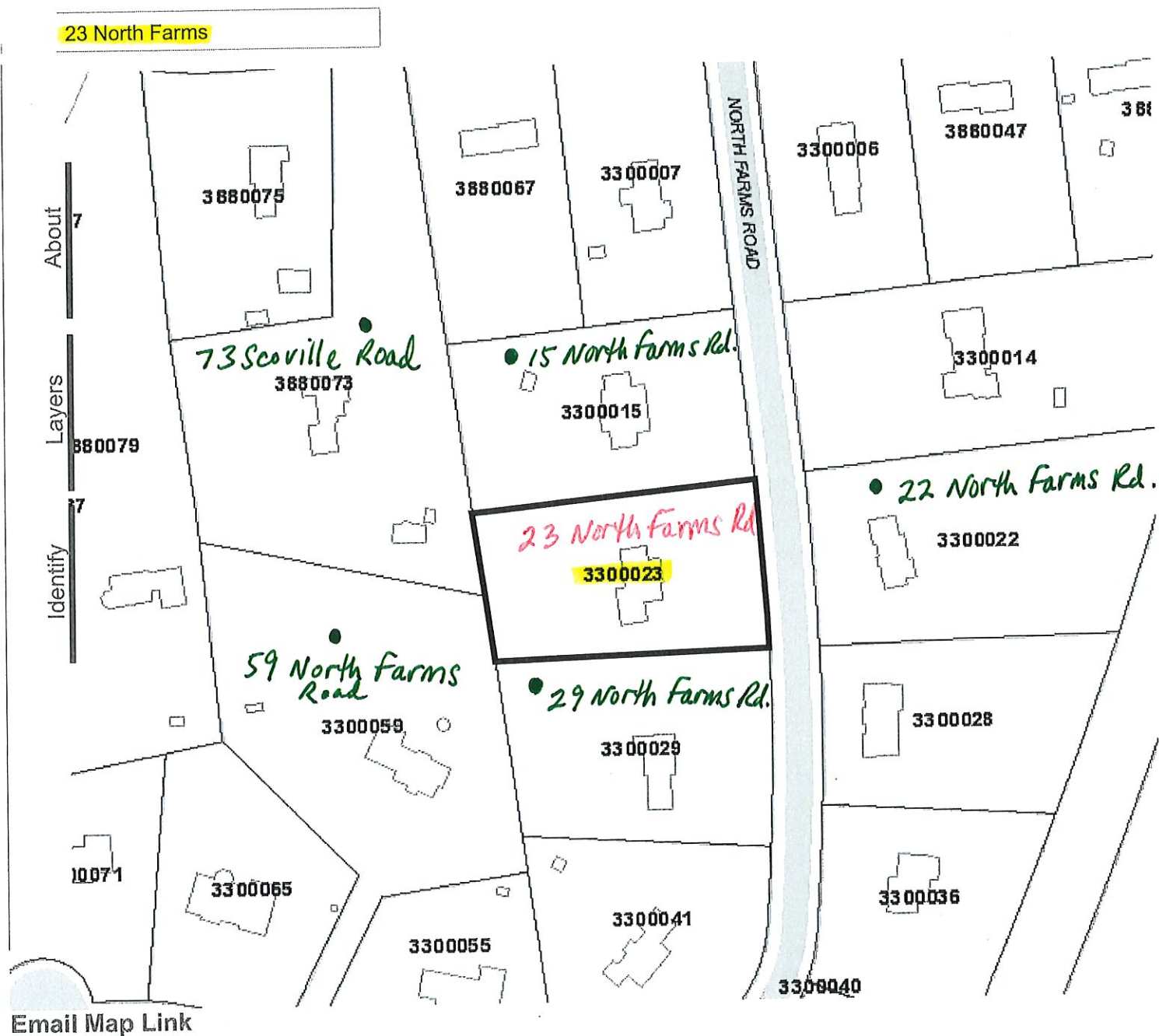


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*Town of Avon notice to abutting property owners.*

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

40m

200ft

Close

Print Map

Size:

Scale: 1" =  ft. Title:

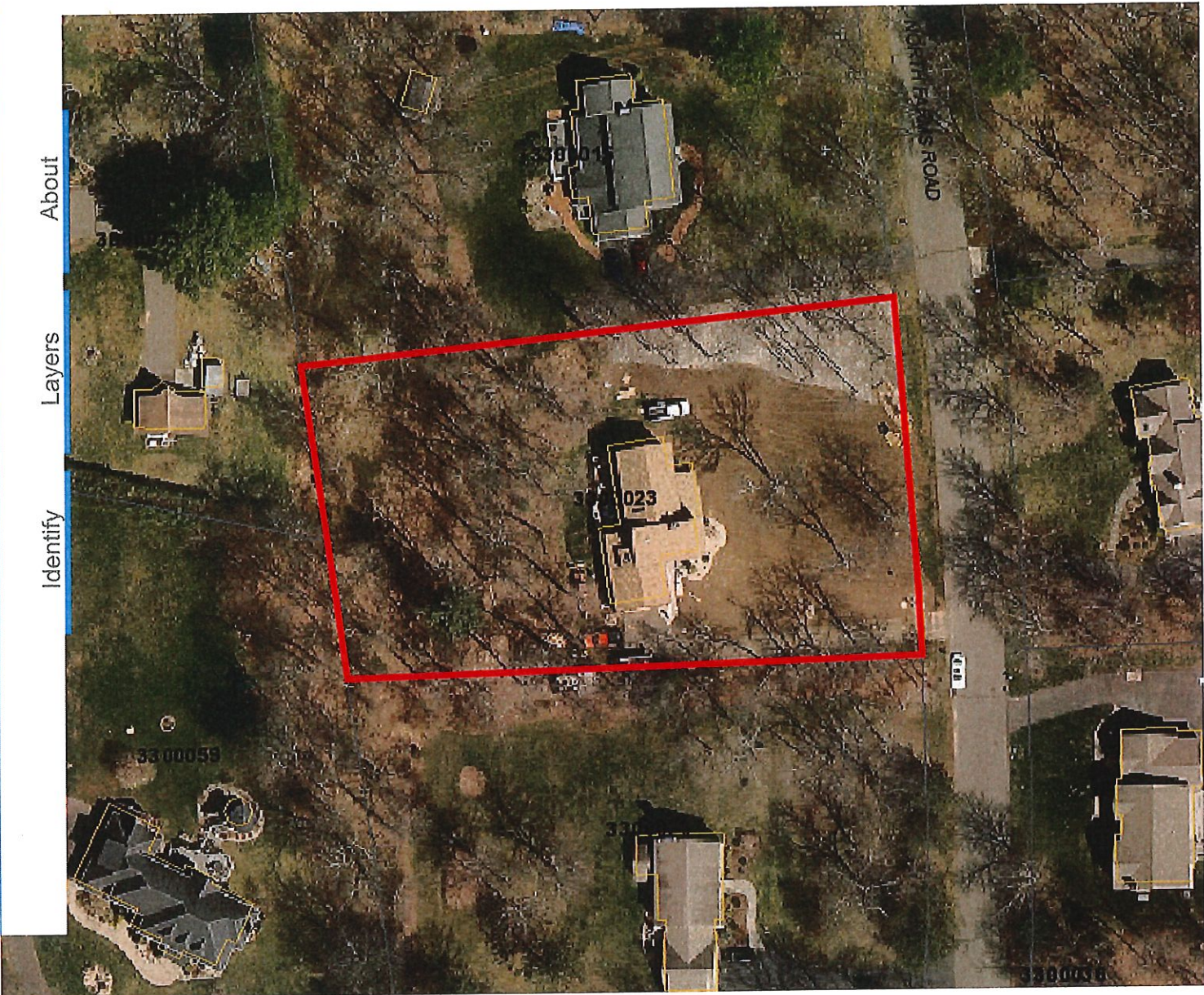
Close

Print

lat:41.7764, long:-72.8467

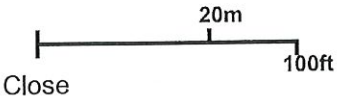


23 North Farms



Email Map Link

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



Print Map

Size:

Scale: 1" =  ft. Title:

lat:41.7762, long:-72.8467

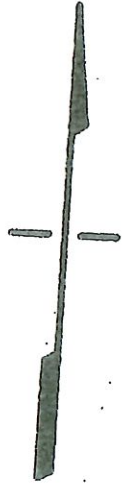
Tighe & Bond





23 NORTH FARMS





\* REQUIRES 15' VAR. TO REAR YARD  
SETBACK  
15' FROM REAR YARD  
\*  
proposed structure  
(outbuilding)  
you

N/F FAZZINA  
\* REQUIRES 20' VAR-  
TO SIDE YARD  
SETBACK

5' FROM \*  
SIDE YARD

284

8

6

N 87°-53'-39" E  
274.16

N 83°-32'-30" E  
284.38

R 2,237.83

L 368.37

N 06°-27'-30" W

#23

NORTH

FARMS

ROAD

inv 270.73

15" f.c.p. - s=.0334 w/  
6" a.d.s. - s=.0341

edge of road

I HEREBY CERTIFY THIS MAP TO BE SUBSTANTIALLY  
CORRECT AND THAT NO VIOLATIONS OF ZONING  
REGULATIONS EXIST.

Wm H. K...



I HEREBY CERTIFY TO HA  
INSURANCE CO. THAT THIS  
THAT IT AND THE BALANCE  
THE STANDARDS OF CLASS  
THAT THE BUILDINGS ARE  
OF ZONING REGULATIONS V  
THERE ARE NO EASEMENTS

NORTH FARM

NORTH FARMS

PR

DAVID

SCALE: 1"=4

prepared by

joseph a. adams jr. & associates  
p.o. box 100 southington, conn. 06489



RECEIVED

MAR 12 2020

Planning Department  
Town of Avon

March 10, 2020

Susan Guimaraes  
Zoning Board of Appeals  
Town of Avon  
Planning and Community Development

Dear Zoning Board of Appeals Members,

I am writing to you in support of a variance for the property located at [23 North Farms Road](#). As an abutter, and having interacted with many town P&Z Boards, as well being an architect, it is clear that Jon Pollack is doing the right thing in requesting a variance.

Since moving back to Avon, Jon has made many improvements to his property which have improved the home's appearance, greatly improved the landscape and generally kept pace with the neighborhood. Jon takes pride in the work he has completed at his home and I know his proposed new structure will be a welcome addition to the neighborhood. Jon will be married later this year and I am sure he will need all of the storage room for kid's bicycles, yard furniture storage, yard maintenance equipment etc. With a thoughtful landscape buffer the proposed building will be an enhancement to the neighborhood.

As a homeowner and resident of the Town of Avon I would respectfully request that the Zoning Board of Appeals approve the variance.

Best Regards



Thomas P. Carlone, AIA

Thomas and Jennifer York

59 North Farms Road

Avon, CT 06001

RECEIVED

MAR 18 2020

Planning Department  
Town of Avon

March 16, 2020

Chair of Zoning Board of Appeals

c/o Avon Town Hall

60 West Main Street

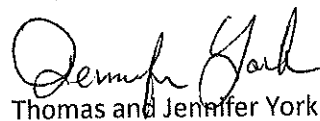

Avon, CT 06001

RE: Jonathan D Pollack, 23 North Farms Road/  
Variance AZR: Section IV.A.6

Dear Chair of Zoning Board of Appeals,

Jonathan Pollack has reviewed his plan with us to build a 12' by 24' detached outbuilding within 15' of our property boundary. With the landscape screening he is planning to install, we are in full support of his plan.

Sincerely,



Thomas and Jennifer York



TOWN OF AVON  
ZONING BOARD OF APPEALS  
THURSDAY, APRIL 16, 2020, 7:00 P.M.

**Public Hearing**  
**VIA GOTOMEETING**

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Dial by phone: 1-877-568-4106, Access Code:235-423-973#

(scroll downward to see application materials)

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- Application page.
- Image of proposed/similar structure.
- GIS map of abutting properties; (ZBA public hearing notification sent to abutting owners via postal mail).
- GIS aerial view of subject property.
- Multiple views of subject property; photographs by Town staff.
- Subject property plot plan showing proposed structure, proposed location, and proposed variance of yard setbacks.
- No neighbor communications have been received regarding the zoning variance proposal, as of 4/1/2020.

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

FEB 26 2020

TO THE ZONING BOARD OF APPEALS

Avon, Connecticut

Planning Department  
APPLICATION FEE \$160  
TOWN OF AVON

PLEASE TYPE

Date 2/26/2020

OWNER DEREK R. MOORE  
ASHLEY C. MOORE  
APPLICANT SAME

Address 15 FREDERICK DR

Address AVON, CT 06001

TELEPHONE NO 518-578-3022

Daytime Phone No 518-578-3022 Cell

LOCATION OF AFFECTED PREMISES 15 FREDERICK DR

ON THE SOUTH SIDE OF STREET IN AN R-40 ZONE.

ASSESSOR'S MAP NO. 13 LOT NO. 238005 VOLUME 729 PAGE 403

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

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)  
To allow install of a 10'x16 shed 13' from the property line. Requesting a 12' variance from the 25' side yard setback requirement.
2. VARIANCE of the following section(s) of the Zoning Regulations is/are requested)
  - (a) Why will strict application of the regulations produce UNDUE HARDSHIP?  
THE PLACEMENT IS NECESSARY DUE TO THE GRADING OF THE LOT. PLACING THE SHED IN REGULATION WOULD ALSO REQUIRE THE REMOVAL OF SEVERAL LARGE TREES.
  - b) Why is this hardship UNIQUE to these premises and not shared by other premises in the neighborhood?  
THE LOT IS HEAVILY SLOPED, DOWNHILL FROM WEST TO EAST AND IS MOSTLY WOODED. THE PROPOSED PLACEMENT WILL BE BEHIND A PINE TREE, THUS LIMITING VISIBILITY TO THE STREET.
  - c) This variance would not change the CHARACTER OF THE NEIGHBORHOOD because:  
THE SHED'S STRUCTURE AND COLOR SCHEME ARE TO BE SIMILAR TO THAT OF THE HOME.
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

DEREK R. MOORE  
ASHLEY C. MOORE

Applicants

SAME

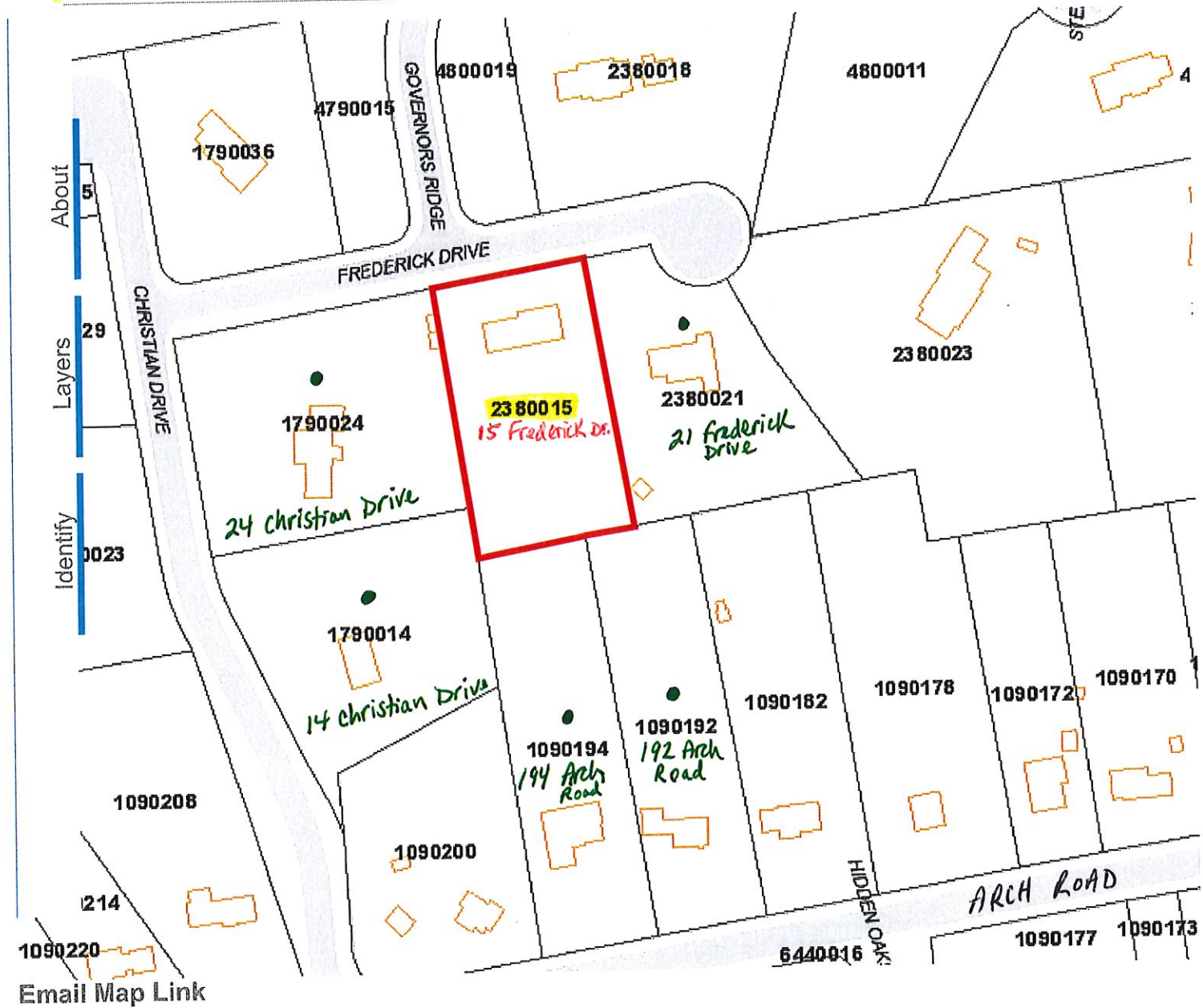




15 FREDERICK DRIVE

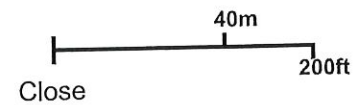



**15** Frederick Drive



Town of Aron notification to abutting property owners.

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

[Print Map](#)

Size:  

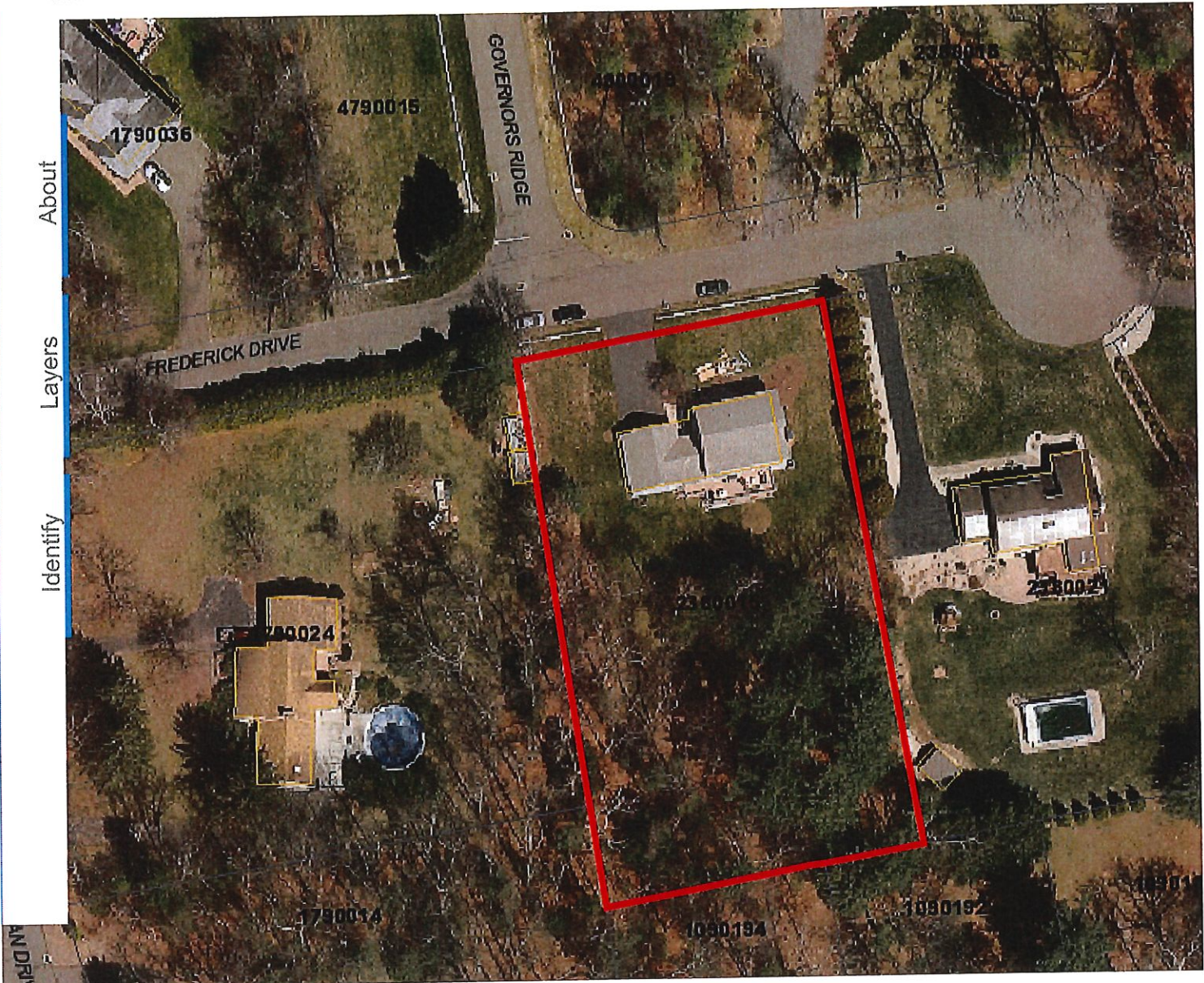
Scale: 1" =  ft. Title:

Close Print



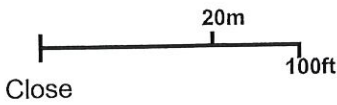


5 Frederick Drive



Email Map Link

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



Print Map

Size:

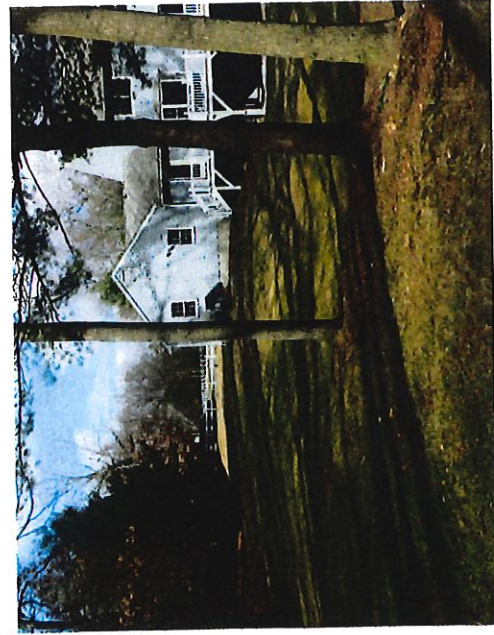
Scale: 1" =  ft. Title:

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lat:41.8034, long:-72.8516



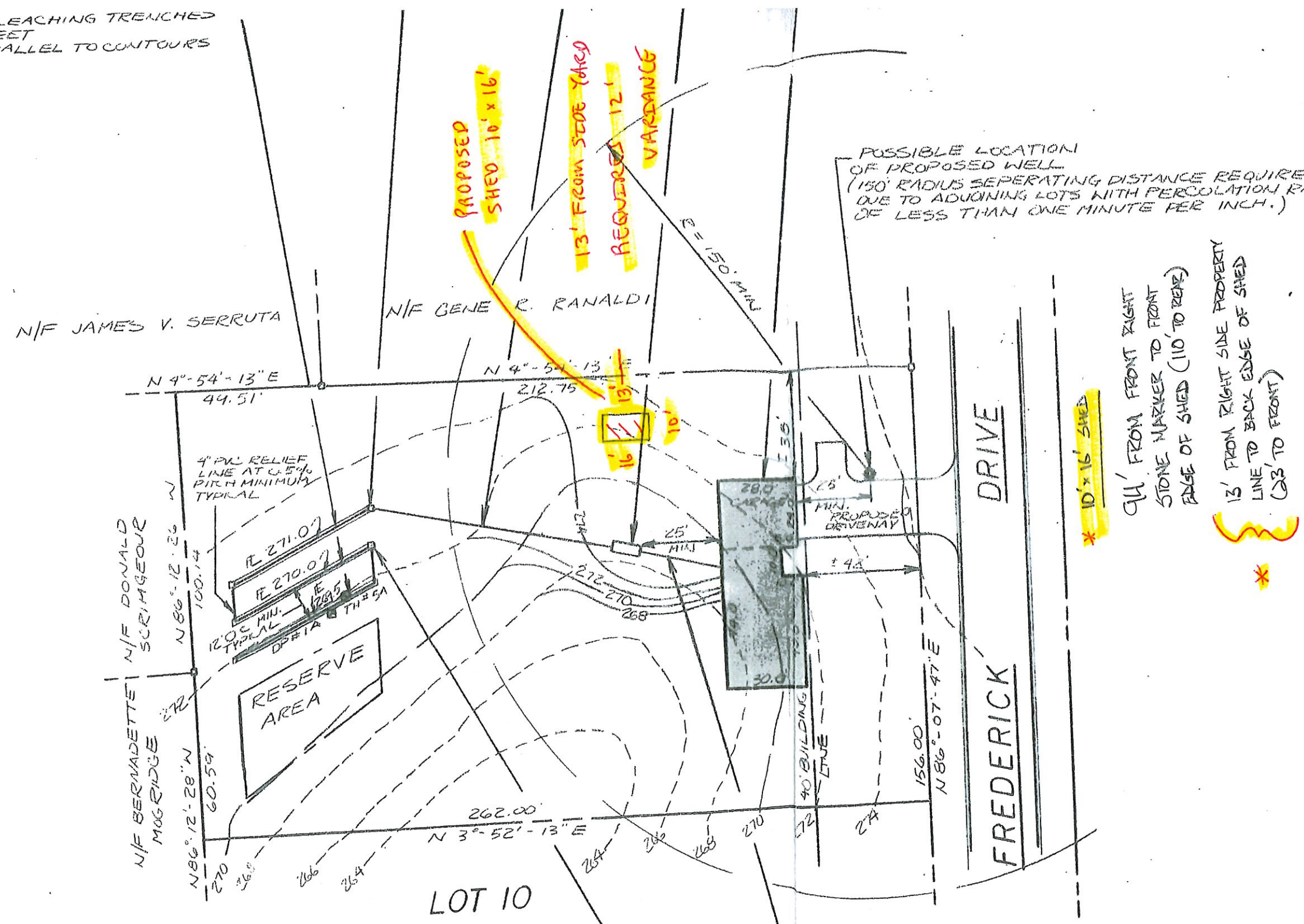




15 FREDERICK DRIVE



3' x 3' WIDE LEACHING TRENCHED  
TAIL THIS SHEET  
TRENCHES PARALLEL TO CONTOURS



1" x 1" EXTRA HEAVY CAST IRON PIPE (OR EQUAL)

TOWN OF AVON  
ZONING BOARD OF APPEALS  
THURSDAY, APRIL 16, 2020, 7:00 P.M.

**Public Hearing**  
**VIA GOTOMEETING**

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- Images of proposed/similar structures.
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RECEIVED

TO THE ZONING BOARD OF APPEALS

Avon, Connecticut

FEB 26 2020

APPLICATION FEE \$160

TOWN OF AVON  
INLAND WETLANDS

PLEASE PRINT LEGIBLY

Date 2/26/20

OWNER HARRY AND MARTHA FINE

Address 271 LINDEN BROOK <sup>ROAD</sup> SOUTH AVON, CT

APPLICANT J. P. BELLOTT

Address 455 FIRETOWN RD SIMSBURY, CT 06070

TELEPHONE NO 860-989-3631

Daytime Phone No SAME

LOCATION OF AFFECTED PREMISES

Email: JPBELLOTT@COMCAST.NET  
HARRY@MICHEMICAL.COM

ON THE WEST SIDE OF STREET IN AN RUR ZONE

ASSESSOR'S MAP NO. 032 PARCEL ID. 1800271 VOLUME 588 PAGE 180

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

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

REQUIRES  
270' <sup>□</sup>  
VARIANCE

1. SPECIFIC DESCRIPTION OF VARIANCE REQUEST - (MUST BE SHOWN ON PLOT PLAN)  
CONSTRUCTION OF A 28'x40' BARN FOR THE STORAGE CARS, PROVIDING PROTECTION FROM THE WEATHER AND SECURITY. WITH AN EXISTING SHED OF APPROX. 150<sup>2</sup>/FT. TOTAL OF 1270<sup>2</sup>/FT.
2. VARIANCE of the following section(s) of the Zoning Regulations is/are requested IV-A.2

- 12x12=144 (a) Why will strict application of the regulations produce UNDUE HARDSHIP?  
28x40=1,120 THE 28'x40' BARN LIKE STRUCTURE WILL HAVE 4 BAYS TO PARK CARS AND HELP TO  
1,264 PRESERVE THEIR INTEGRITY (2 BAYS EXIST)
- b) Why is this hardship UNIQUE to these premises and not shared by other premises in the neighborhood? THE NUMBER OF CARS REQUIRING SECURE STORAGE EXCEEDS THE NUMBER OF CURRENT AVAILABLE SPACE ON THE PROPERTY

- 3 BEDROOM  
HOUSE  
✓ c) This variance would not change the CHARACTER OF THE NEIGHBORHOOD because:  
1) WE CAREFULLY SELECTED QUALITY CRAFTSMAN WHO WILL CONSTRUCT A CLASSIC NEW ENGLAND STYLE BARN. 2) THE BARN CAN'T BE SEEN FROM THE ROAD AND WILL ONLY BE SEEN BY ONE ADJUTING NEIGHBOR
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

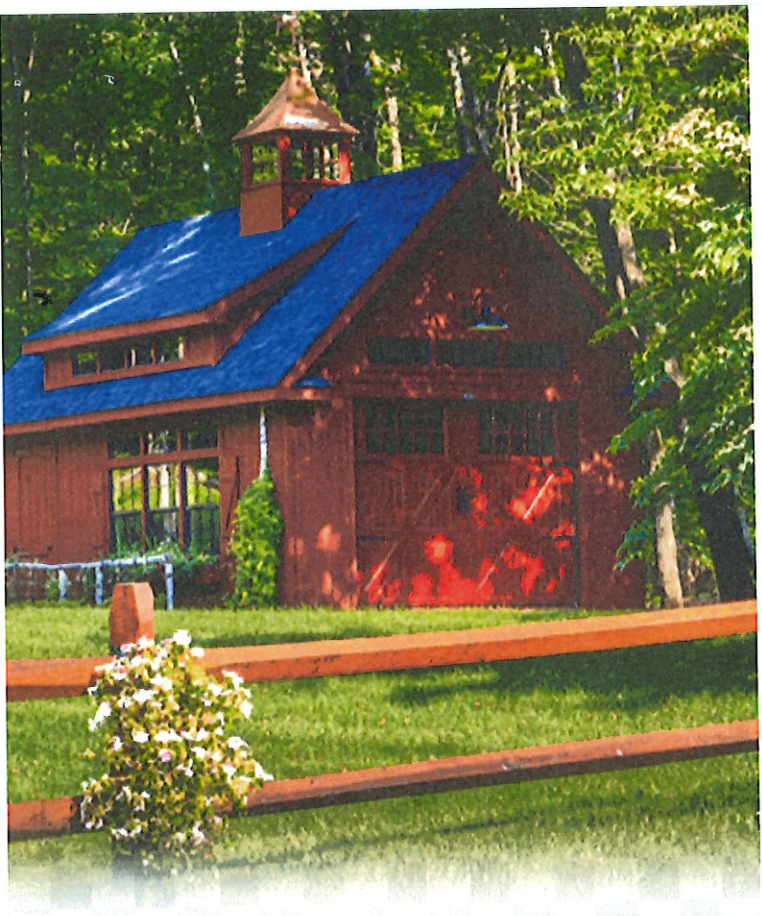
Applicants

\* See attached original signature by owner

✓

\*



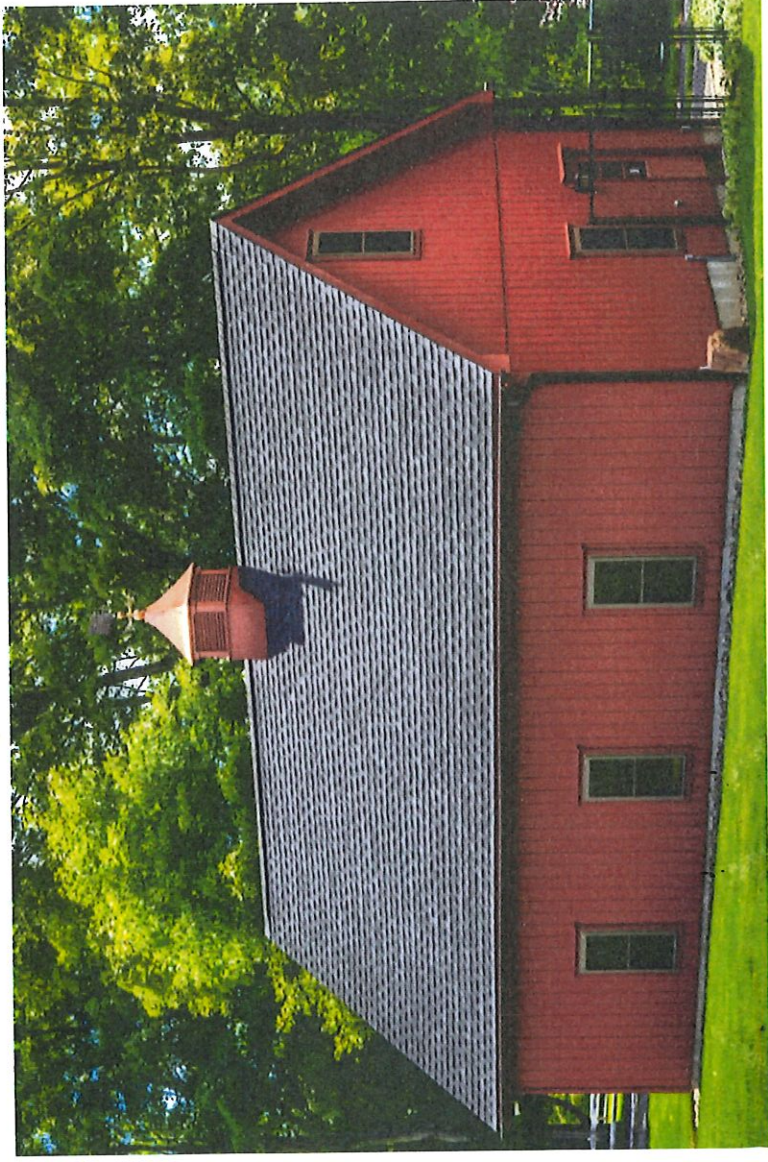


STYLE



271 CIDER BROOK





Size

271 CIDER BROOK

271 Cider Brook

About

Layers

Identify

Email Map Link

271 Cider Brook Road

219 Cider Brook Rd.

630 Waterville Rd.

277 Cider Brook Rd.

36 Bayberry Hill Rd.

20 Bayberry Hill Rd.

40m 200ft

Close

Size:

Scale: 1" =  ft. Title:

Close Print

Town of Avon notification to abutting property owners.

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

Print Map

→



271 Cider Brook

Identify Layers About



Email Map Link

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



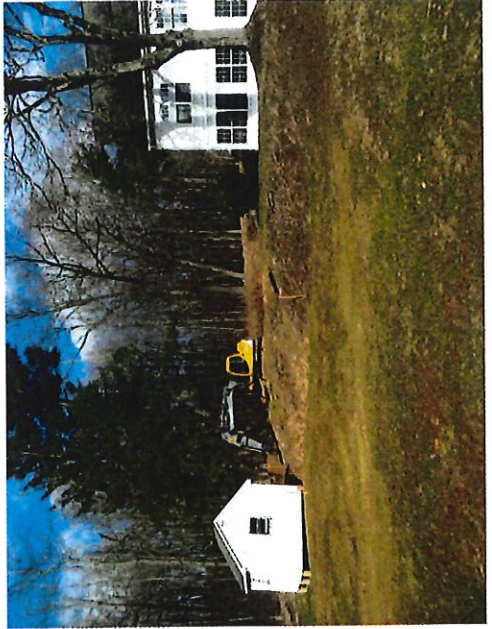
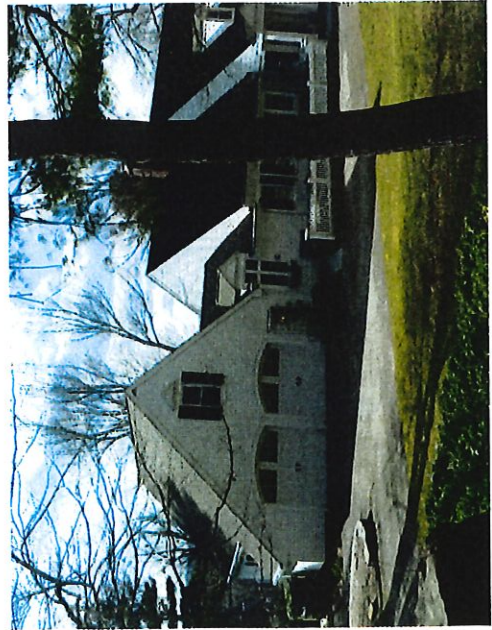
Print Map

Size:    
 Scale: 1" =  ft. Title:

Tighe & Bond

lat:41.7634, long:-72.8158

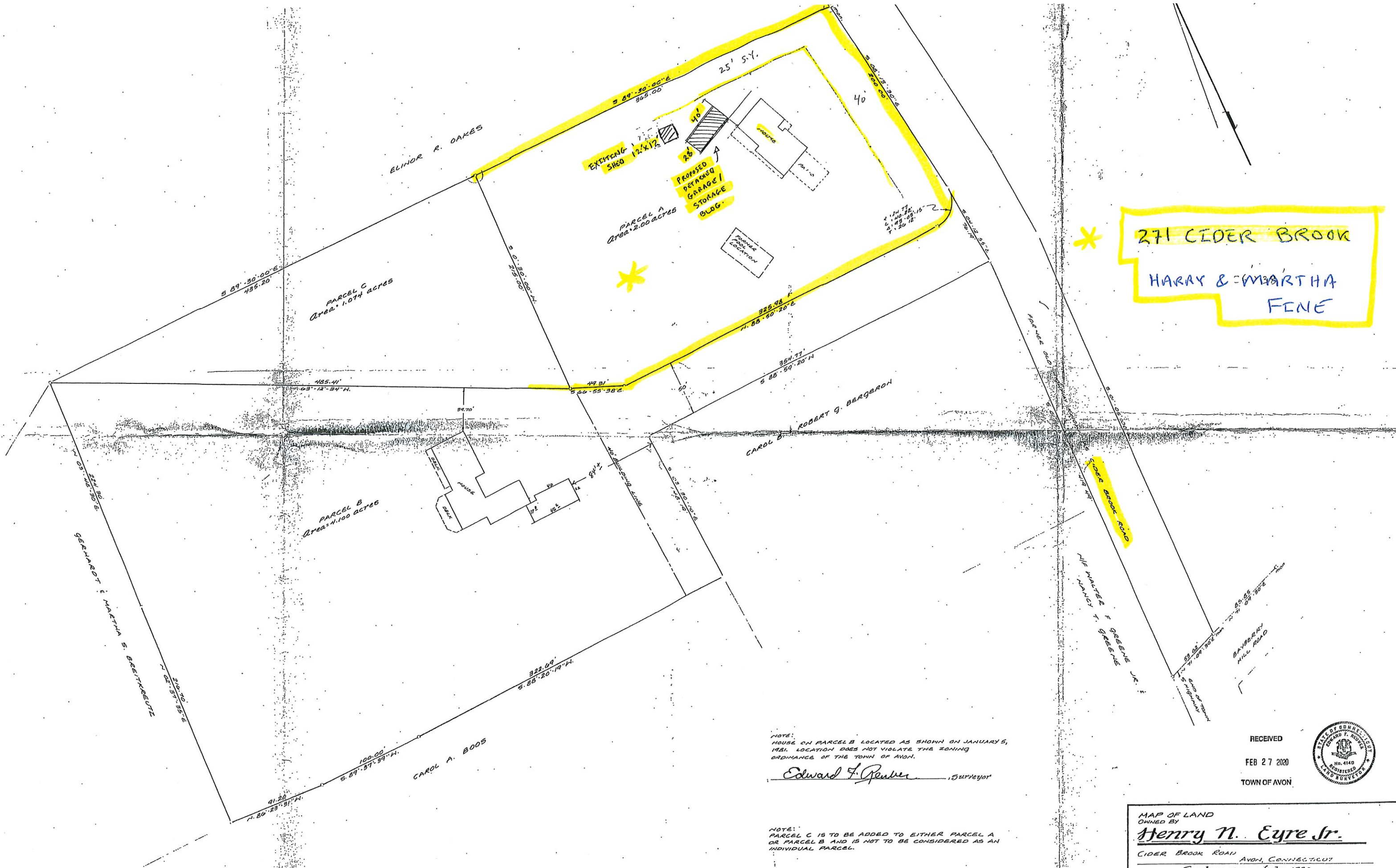




271 CIDER BROOK







271 CEDAR BROOK  
HARRY & MARTHA  
FENE

NOTE:  
HOUSE ON PARCEL B LOCATED AS SHOWN ON JANUARY 5,  
1981. LOCATION DOES NOT VIOLATE THE ZONING  
ORDINANCE OF THE TOWN OF AVON.  
Edward F. Gember, Surveyor

NOTE:  
PARCEL C IS TO BE ADDED TO EITHER PARCEL A  
OR PARCEL B AND IS NOT TO BE CONSIDERED AS AN  
INDIVIDUAL PARCEL.

RECEIVED  
FEB 27 2020  
TOWN OF AVON



MAP OF LAND  
OWNED BY  
**Henry N. Eyre Jr.**  
CEDAR BROOK ROAD AVON, CONNECTICUT  
Scale 1" = 40' - July 1980  
certified substantially correct.  
Edward F. Gember, Surveyor  
Hodge Surveying Associates, P.C.