



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
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FIRE MARSHAL
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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
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Cancellation (860) 409-4365

REGISTRAR OF VOTERS
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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, May 21, 2020, at 7:00 p.m. **via GoToMeeting, join by web: <https://global.gotomeeting.com/join/549197637>, or dial by phone: 1-877-568-4106; Access Code: 549-197-637#**; on the following:

Application of Nino A. Giammarco, owner/applicant; requesting from Avon Zoning Regulations, Section IV. A.6., a 13-foot variance from the 15-foot required side yard setback and a 20-foot variance from the 30-foot required rear yard setback; and a variance to allow 23% lot coverage (20% lot coverage existing) which exceeds the 15% lot coverage allowed, to permit a proposed 10' x 20' shed, on a legally non-conforming undersized lot, located at 123 Secret Lake Road 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 May, 2020.

ZONING BOARD OF APPEALS

Eileen Carroll, Chair
Christy Yaros, Vice-chair

**TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, MAY 21, 2020, 7:00 P.M.**

**Public Hearing
VIA GOTOMEETING**

**Join by web: <https://global.gotomeeting.com/join/549197637>, or
Dial by phone: 1-877-568-4106; Access Code: 549-197-637#**

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

I. PUBLIC HEARING:

Application of Nino A. Giammarco, owner/applicant; requesting from Avon Zoning Regulations, Section IV. A.6., a 13-foot variance from the 15-foot required side yard setback and a 20-foot variance from the 30-foot required rear yard setback; and a variance to allow 23% lot coverage (20% lot coverage existing) which exceeds the 15% lot coverage allowed, to permit a proposed 10' x 20' shed, on a legally non-conforming undersized lot, located at 123 Secret Lake Road in an R-15 Zone.

II. OTHER BUSINESS:

III. NEXT REGULARLY SCHEDULED MEETING: June 18, 2020

TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, MAY 21, 2020, 7:00 P.M.

Public Hearing
VIA GOTOMEETING

Join by web: <https://global.gotomeeting.com/join/549197637>, or
Dial by phone: 1-877-568-4106; Access Code: 549-197-637#

(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 Nino A. Giammarco, owner/applicant; requesting from Avon Zoning Regulations, Section IV. A.6., a 13-foot variance from the 15-foot required side yard setback and a 20-foot variance from the 30-foot required rear yard setback; and a variance to allow 23% lot coverage (20% lot coverage existing) which exceeds the 15% lot coverage allowed, to permit a proposed 10' x 20' shed, on a legally non-conforming undersized lot, located at 123 Secret Lake Road in an R-15 Zone.

- Application page.
- Images 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.
- Neighbor/resident communications regarding the zoning variance proposal were not received, as of 5/7/2020.

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

RECEIVED

APR 21 2020

APPLICATION FEE \$160

PLEASE PRINT LEGIBLY

Date 4/15/20

Planning Department
Town of Avon

OWNER Niwo Giammarco

Address 123 Secret Lake RD

APPLICANT Niwo Giammarco

Address 123 Secret Lake RD

TELEPHONE NO 860 539 6466

Daytime Phone No 860 539 6466

Email: niwoag@sbcglobal.net

LOCATION OF AFFECTED PREMISES

niwoag@sbcglobal.net

ON THE Right SIDE OF STREET IN AN R1S ZONE

ASSESSOR'S MAP NO. PARCEL ID. VOLUME PAGE

037

3890123

342

447

Previous appeals have been made with respect to these premises as follows: Date: MAY 25, 2000

ADDITION TO NONCONFORMING DWELLING

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

- SPECIFIC DESCRIPTION OF VARIANCE REQUEST - (MUST BE SHOWN ON PLOT PLAN)
I would like to put a 10x20' shed 2' from side yard and 10' from my Backyard
- VARIANCE of the following section(s) of the Zoning Regulations is/are requested:
IV - A.6
REQUESTING: 13' VAR. SY & 20' VAR. RY.
REQUESTING VARIANCE TO ALLOW 23% LOT COVERAGE

(a) Why will strict application of the regulations produce UNDUE HARDSHIP?
My lot is so small and now conforming with a easement running through my Backyard.

(b) Why is this hardship UNIQUE to these premises and not shared by other premises in the neighborhood? I have a no conforming lot

(c) This variance would not change the CHARACTER OF THE NEIGHBORHOOD because:
Every other house has a shed in the Neighborhood.

15% LOT COVERAGE ALLOWED.
- I HEREBY APPEAL from the decision of the Building Inspector for (denying/issuing) permit.
- 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


Niwo Giammarco


Niwo Giammarco



PROPOSED 10' x 20'
SHED

123 SECRET LAKE ROAD

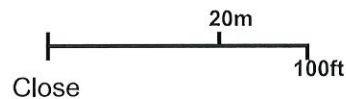
123 Secret Lake



Email Map Link

- Town of Avon legal notice mailed to abutters. Notice also mailed to Mary Stockman, President, Secret Lake Association.

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:41.8120, long:-72.8789

Tighe&Bond



TOWN OF AVON

60 West Main St. Avon, CT 06001-3719

www.avonct.gov

NOTICE TO ABUTTING PROPERTY OWNERS

May 8, 2020

Dear Property Owner:

The Zoning Board of Appeals of the Town of Avon will hold a virtual public hearing on the following application, on Thursday, May 21, 2020, 7:00 p.m.,

VIA GOTOMEETING

Join by web: <https://global.gotomeeting.com/join/549197637>, or

Dial by phone: 1-877-568-4106; Access Code: 549-197-637#

Owner/Applicant: Nino A. Giammarco

Property located at: 123 Secret Lake Road

Requesting variance from the Avon Zoning Regulations: Sections IV. A.6.

For: a 13-foot variance from the 15-foot required side yard setback and a 20-foot variance from the 30-foot required rear yard setback; and a variance to allow 23% lot coverage (20% lot coverage existing) which exceeds the 15% lot coverage allowed, to permit a proposed 10' x 20' shed, on a legally non-conforming undersized lot, located at 123 Secret Lake Road in an R-15 Zone.

Maps showing the proposed variance request will remain on file with Planning and Community Development, located in Building 6 at the Avon Town Hall.

All interested persons may be heard at the virtual public hearing. Prior to the virtual public hearing on the date noted above, written comments may be sent electronically to sguimaraes@avonct.gov as soon as possible, and received at a minimum of 24 hours prior to the meeting; or mailed to the Chair of the Zoning Board of Appeals, c/o Avon Town Hall, 60 West Main Street, Avon, CT 06001, as soon as possible, and received at a minimum of 24 hours prior to the meeting.

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

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TDD-HEARING IMPAIRED

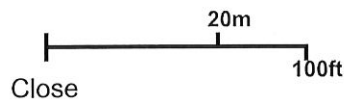
Tel. (860) 409-4361

123 Secret Lake



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Tighe & Bond



123 SECRET LAKE ROAD



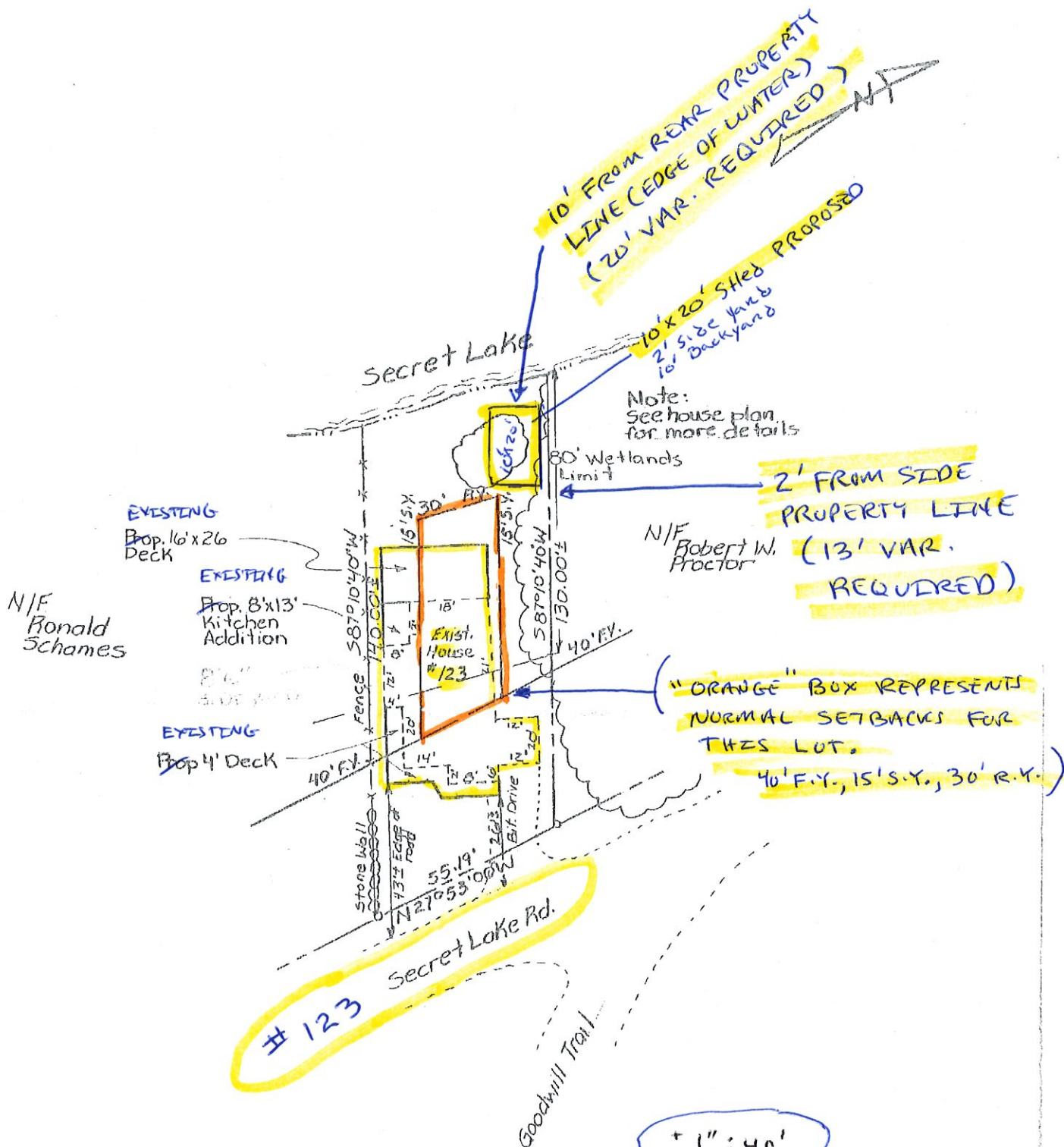
123 SECRET LAKE ROAD



123 SECRET LAKE ROAD



123 SECRET LAKE ROAD



SITE PLAN
PROPOSED
KITCHEN ADDITION
AND DECKS

Property of
NINO A. GIAMMARCO
123 Secret Lake Rd.

AVON Conn