



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 virtual Public Hearing on Thursday, July 16, 2020, at 7:00 p.m., **via GoToMeeting:**
Join by web: <https://global.gotomeeting.com/join/847320053>; or
Dial by phone: +1 (646) 749-3112, Access Code: 847-320-053; on the following:

Application of Eric and Sharon Finucane, owners/applicants; requesting from Avon Zoning Regulations, Sections IV. A. 6 and IV. A. 2, a 5-foot variance to the 30-foot side yard setback and a 15-foot variance to the 30-foot rear yard setback for a proposed in-ground pool (16' x 34'); and a 15-foot variance to the 30-foot rear yard setback for a slab for the pool pump, filter and heater (4' x 16') and a proposed shed (12' x 16'), located at 18 Westbury in an R-30 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 2nd day of July, 2020.

ZONING BOARD OF APPEALS

Eileen Carroll, Chair
Christy Yaros, Vice-chair

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

**Virtual Public Hearing
VIA GOTOMEETING**

**Join by web: <https://global.gotomeeting.com/join/847320053>; or
Dial by phone: +1 (646) 749-3112, Access Code: 847-320-053**

AGENDA

(scroll downward to see application materials)

I. PUBLIC HEARING:

Application of Eric and Sharon Finucane, owners/applicants; requesting from Avon Zoning Regulations, Sections IV. A. 6 and IV. A. 2, a 5-foot variance to the 30-foot side yard setback and a 15-foot variance to the 30-foot rear yard setback for a proposed in-ground pool (16' x 34'); and a 15-foot variance to the 30-foot rear yard setback for a slab for the pool pump, filter and heater (4' x 16') and a proposed shed (12' x 16'), located at 18 Westbury in an R-30 Zone.

II. OTHER BUSINESS:

III. NEXT REGULARLY SCHEDULED MEETING: September 17, 2020

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

**Virtual Public Hearing
VIA GOTOMEETING**

**Join by web: <https://global.gotomeeting.com/join/847320053>; or
Dial by phone: +1 (646) 749-3112, Access Code: 847-320-053**

(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 Eric and Sharon Finucane, owners/applicants; requesting from Avon Zoning Regulations, Sections IV. A. 6 and IV. A. 2, a 5-foot variance to the 30-foot side yard setback and a 15-foot variance to the 30-foot rear yard setback for a proposed in-ground pool (16' x 34'); and a 15-foot variance to the 30-foot rear yard setback for a slab for the pool pump, filter and heater (4' x 16') and a proposed shed (12' x 16'), located at 18 Westbury in an R-30 Zone.

- Application page.
- Image 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.
- Neighborhood communications.

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

PLEASE PRINT LEGIBLY

APPLICATION FEE \$160

Date 6/22/20

Planning Department
Town of Avon

OWNER Eric and Sharon Finucane

Address 18 Westbury, Avon

APPLICANT - owners FINUCANE

Address

TELEPHONE NO 8607784625

Daytime Phone No 617-455-1944

Email: efinuc-2000@yahoo.com

sharon.finucane@yahoo.com

LOCATION OF AFFECTED PREMISES

ON THE NORTH SIDE OF STREET IN AN R30 ZONE

ASSESSOR S MAP NO. 016 PARCEL ID. 4860018 VOLUME 682 PAGE 1236

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: (X) Building Lines () Lot Area () Other

NOTE:
IN-
GROUND
POOL
16' x 34'

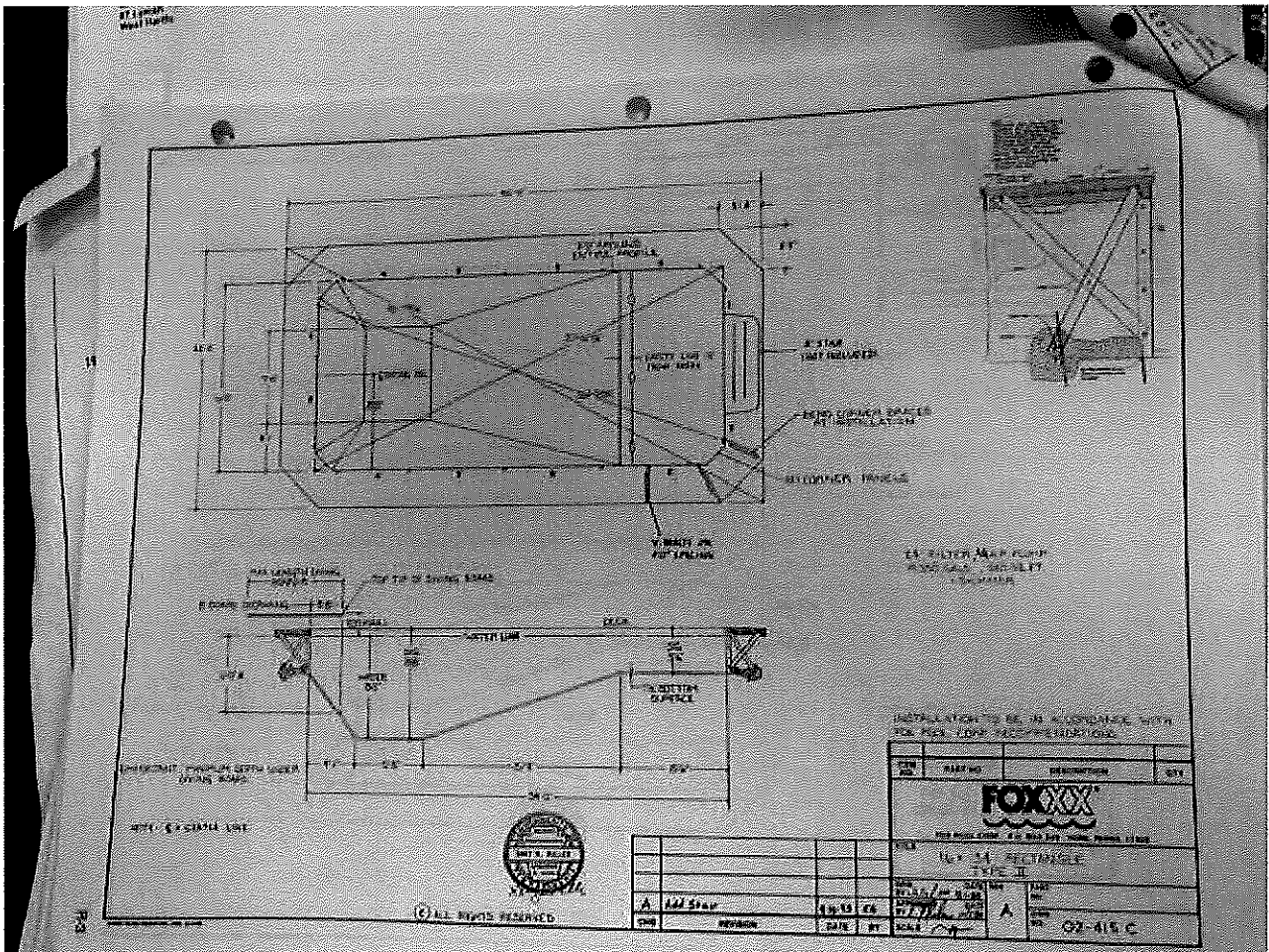
- SPECIFIC DESCRIPTION OF VARIANCE REQUEST - (MUST BE SHOWN ON PLOT PLAN)
5-FOOT VARIANCE TO SIDE YARD & 15 FOOT VARIANCE TO REAR YARD FOR PROPOSED
15-FOOT VARIANCE TO REAR YARD FOR SITED (12' x 16') POOL.
- VARIANCE of the following section(s) of the Zoning Regulations is/are requested IV-A.6 and IV-A.2
 - Why will strict application of the regulations produce UNDUE HARDSHIP?
Don't want to disturb natural swale of lot 2. Steep drop in grade in middle of backyard lot 3. Ledge discovered back foundation during construction. Like to keep as far away as possible
 - Why is this hardship UNIQUE to these premises and not shared by other premises in the neighborhood? Many neighbors have large open flat lots and this proposed pool location is the only place for a pool due to section A.
 - This variance would not change the CHARACTER OF THE NEIGHBORHOOD because:
Other pools on this road and have a privacy fence next to both neighbors lot where proposed pool will go.
- 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

Eric Finucane
Sharon Finucane

Applicants





NOTICE TO ABUTTING PROPERTY OWNERS

July 2, 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, July 16, 2020, 7:00 p.m.,

**Virtual Public Hearing
VIA GOTOMEETING**

**Join by web: <https://global.gotomeeting.com/join/847320053>; or
Dial by phone: +1 (646) 749-3112, Access Code: 847-320-053**

Owner/Applicant: Eric and Sharon Finucane

Property located at: 18 Westbury

Requesting variance from the Avon Zoning Regulations: Sections IV. A.6. and IV. A. 2

For: a 5-foot variance to the 30-foot side yard setback and a 15-foot variance to the 30-foot rear yard setback for a proposed in-ground pool (16' x 34'); and a 15-foot variance to the 30-foot rear yard setback for a slab for the pool pump, filter and heater (4' x 16') and a proposed shed (12' x 16'), located at 18 Westbury in an R-30 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

TOWN OF AVON ZBA

Variance Requested:

Application of Eric and Sharon Finucane, owners/applicants; requesting from Avon Zoning Regulations, Sections IV. A. 6 and IV. A. 2, a 5-foot variance to the 30-foot side yard setback and a 15-foot variance to the 30-foot rear yard setback for a proposed in-ground pool (16' x 34'); and a 15-foot variance to the 30-foot rear yard setback for a slab for the pool pump, filter and heater (4' x 16') and a proposed shed (12' x 16'), located at 18 Westbury in an R-30 Zone.

NOTICE TO ABUTTING PROPERTY OWNERS MAILED 7/2/2020:

237 Huckleberry Road

4 Westbury

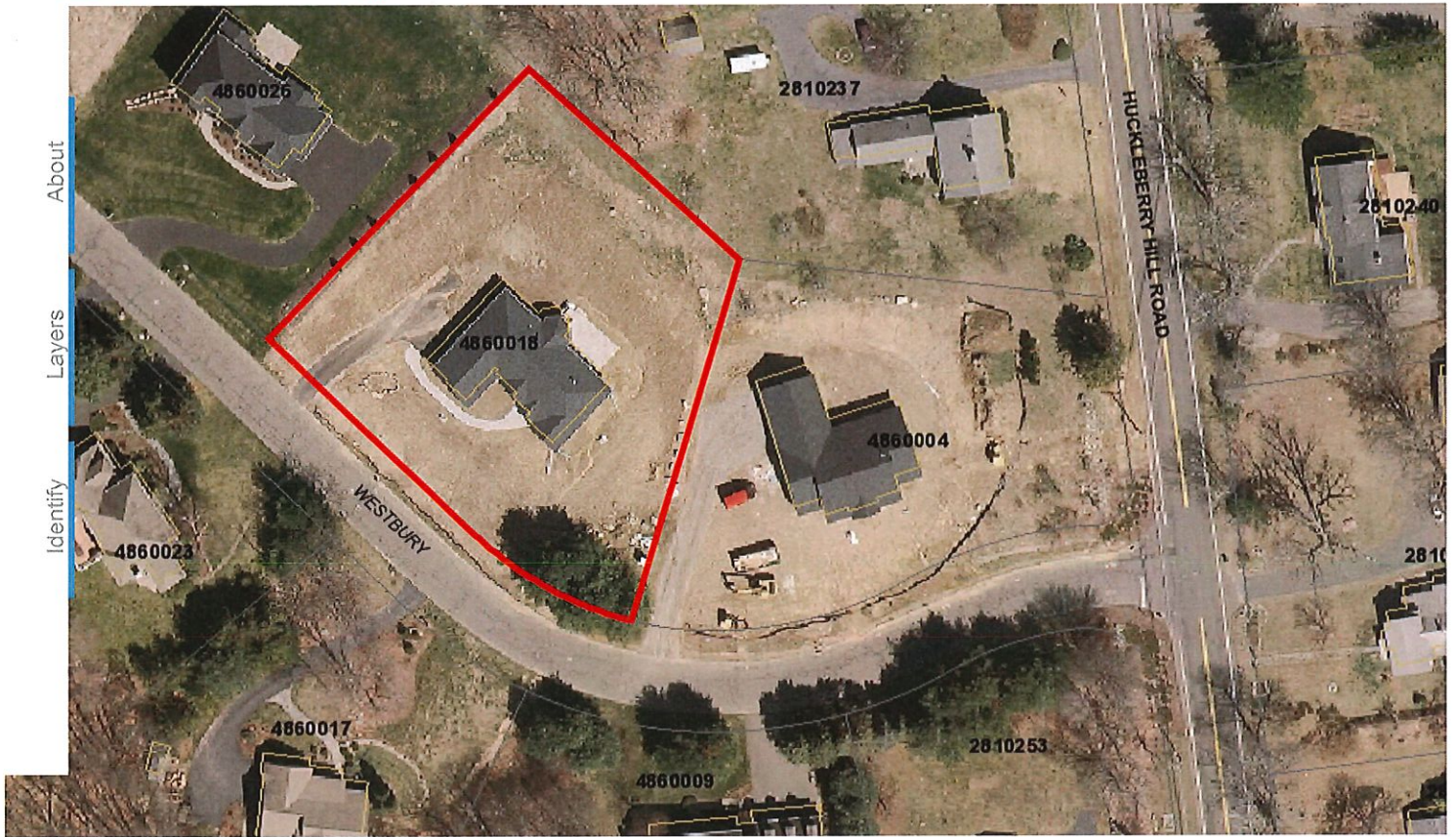
9 Westbury

17 Westbury

23 Westbury

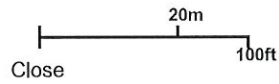
26 Westbury

18 Westbury



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:

-->



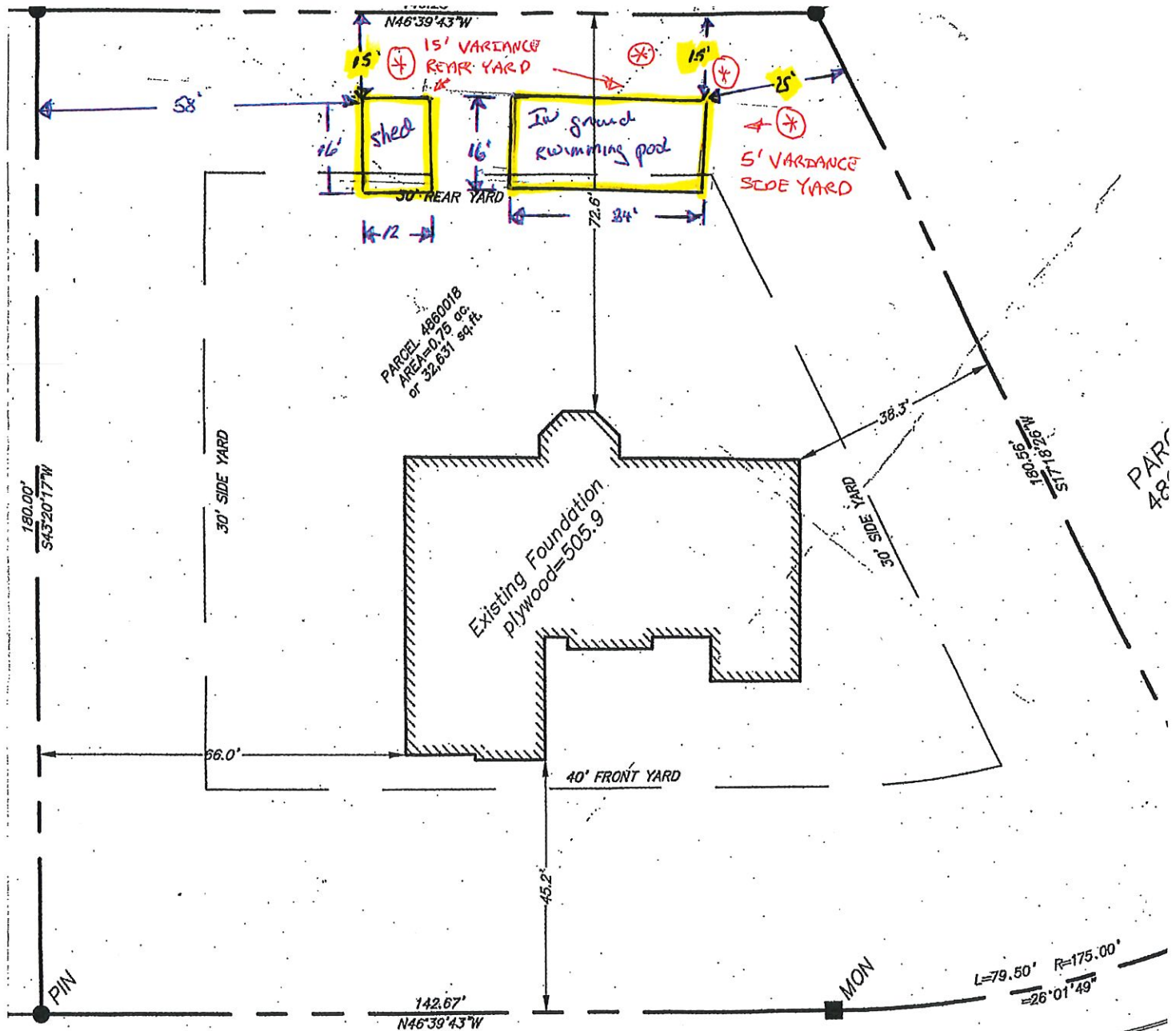
18 WESTBURY Jan



18 WEST BURY Jane



18 WESTBURY JEM



#18 WESTBURY

SCALE: 1" = 20'



1" = 20'

Site plan showing property boundaries, setbacks, and proposed structures.

Property Dimensions and Setbacks:

- Top boundary: 140.23' N45°39'43"W
- Left boundary: 180.00' S43°20'17"W
- Right boundary: 145.36' S71°17'57"E
- Bottom boundary: 142.67' N45°39'43"W
- Front yard: 40'
- Side yard: 30'
- Rear yard: 15' (Variance)

Structures and Features:

- Existing Foundation plywood=505.9
- 2nd ground swimming pool
- Shed
- Slab where Heater, filter, etc. (highlighted in yellow)

Other Notes:

- PARCEL 4860018 AREA 40.75 AC. or 52,651 sq. ft.
- MON (Municipal Office)
- Curved boundary: L=79.50' R=175.00' =26°01'49"

1954

Beverly and Calvin Moore

June 24, 2020

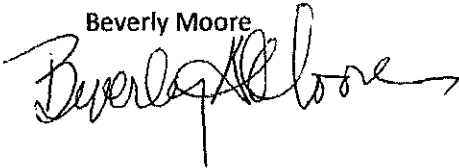
4 Westbury

Avon, CT 06001

I have seen the proposed location, size, etc.. of the Pool the Finucane's are considering putting in and we have no issues with this.

Sincerely,

Beverly Moore

A handwritten signature in cursive script, appearing to read "Beverly Moore", with a long horizontal flourish extending to the right.

Calvin Moore

A handwritten signature in cursive script, appearing to read "Calvin Moore", with a large, stylized initial "C" and a long horizontal flourish extending to the right.