



# TOWN OF AVON

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www.avonct.gov

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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 virtual Public Hearing on Thursday, September 17, 2020, at 7:00 p.m. **via GoToMeeting**  
**Join by web: <https://global.gotomeeting.com/join/322611085>, or**  
**Dial by phone: +1 (872) 240-3212, Access Code: 322-611-085#;** on the following:

Application of Tonia Godoy, owner, and Joao Godoy, applicant; requesting from Avon Zoning Regulations, Section IV. A. 6., a 13-foot variance from the required 15-foot side yard setback and a 28-foot variance from the required 30-foot rear yard setback to permit moving an existing building structure (shed approximately 16 x 12 feet), to the northwest corner of the property, located at 8 Columbus Circle in an R-15 Zone.

Application of William R. and Caren M. Pauling, owners/applicants; requesting from the Avon Zoning Regulations, Section IV. A. 6., a 15-foot variance from the required 25-foot side yard setback for a 24' x 24' two-car garage with loft, located at 23 Stony Corners Circle in an R-40 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 3rd day of September, 2020.

## ZONING BOARD OF APPEALS

Eileen Carroll, Chair  
Christy Yaros, Vice-chair

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

**Virtual Public Hearing  
VIA GOTOMEETING**

**Join by web: <https://global.gotomeeting.com/join/322611085>;  
or Dial by phone: +1 (872) 240-3212, Access Code: 322-611-085#**

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

**I. PUBLIC HEARING:**

Application of Tonia Godoy, owner, and Joao Godoy, applicant; requesting from Avon Zoning Regulations, Section IV. A. 6., a 13-foot variance from the required 15-foot side yard setback and a 28-foot variance from the required 30-foot rear yard setback to permit moving an existing building structure (shed approximately 16 x 12 feet), to the northwest corner of the property, located at 8 Columbus Circle in an R-15 Zone.

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**II. OTHER BUSINESS:**

Approval of Meeting Calendar 2021

**III. NEXT REGULARLY SCHEDULED MEETING: October 15, 2020**

### **ZBA Virtual Public Hearing Process Via GoToMeeting**

Chair calls the public hearing to order.

Town Staff to conduct:

- I. Attendance of ZBA members: regular members; alternates, appoint as needed.
  - Caller identification of application representatives.
  - Caller identification of any interested public.
- II. Notice was provided in accordance with Town regulations, State Statutes, and recent COVID-19 related Executive Orders; and the Town has notified the abutters to the subject properties as required.
- III. The Avon Zoning Board of Appeals was created as required by Section 8-6 of the Connecticut General Statutes, and functions in accordance with the powers and duties of Section X – Administration and Enforcement, C., of the Town of Avon Zoning Regulations.  
  
(If only four members of the board are present at a public hearing, and in the absence of the fifth member, a vote in favor of an application would require a unanimous approval. If the application were not approved by a unanimous vote, the application could be refiled to be heard at a future meeting, after a period of six months. Does/do the applicant(s) agree(s) to proceed with the public hearing? Applicant responds.)
- IV. Summary of agenda. All applications will be heard in the order shown on the agenda and the public hearing will be held on each application. The public hearing will be closed after each application review is complete. Voting will follow after the close of the public hearing for each application on the agenda.
- V. Summary of the application and the accompanying materials, and ask the applicant for any additional input.  
\*Please self-identify for the record before any commentary.
  - Input from owner(s)/applicant(s).
  - Board member comments/questions.
  - Public comments/questions.
  - Any objections to the variance request from abutters, neighbors, or the general public.
  - Any support of the variance request from abutters, neighbors, or the general public.
- VI. Close the public hearing and motion to vote. Member identification tally taken. \*Any member who votes against a variance request must state their reason(s) for denial. These statements of denial are required for the record.

Town Staff states: That the granting of the variance will be in harmony with the purposes and intent of these regulations; will accomplish substantial justice; and will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, and welfare.

**THE PUBLIC HEARING PROCESS ABOVE WILL REPEAT FOR EACH ADDITIONAL APPLICATION.**

Other Business:

Town staff will present and address any other business.

The next regularly scheduled meeting is October 15, 2020.

Motion to adjourn the meeting. Second the motion.

Chair states the meeting is adjourned.



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**(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 Tonia Godoy, owner, and Joao Godoy, applicant; requesting from Avon Zoning Regulations, Section IV. A. 6., a 13-foot variance from the required 15-foot side yard setback and a 28-foot variance from the required 30-foot rear yard setback to permit moving an existing building structure (shed approximately 16 x 12 feet), to the northwest corner of the property, located at 8 Columbus Circle in an R-15 Zone.

- Application.
- GIS aerial views of subject property.
- GIS map of abutting properties; (ZBA public hearing notification sent to abutting owners via postal mail).
- Multiple views of subject property, photo of shed; photographs by Town staff.
- Subject property plot plan showing proposed location for the structure.
- GIS map of Town of Avon sewer easement in Columbus Circle neighborhood.
- Additional property plot plan information (emailed information, dated July 21, 2020)
- No neighbor communications received by the Town of Avon, as of application posting on Town website on 9/3/2020.

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

JUL 20 2020

TO THE ZONING BOARD OF APPEALS  
Avon, Connecticut

Planning Department  
Town of Avon

APPLICATION FEE \$160

Date: July 17, 2020

OWNER: Tonia Godoy	Address: 8 Columbus Circle
APPLICANT: Tonia Godoy	Address: Same as owner
TELEPHONE NO: 860-990-0345	Daytime Phone No: Same

Duly Representative: Joao Godoy	Address: 8 Columbus Circle
TELEPHONE NO: 860-990-0345	Daytime Phone No: Same

LOCATION OF AFFECTED PREMISES

ON THE **North** SIDE OF STREET IN AN **R15** ZONE  
ASSESSOR'S MAP NO. **08** PARCEL ID. **1880008** VOLUME **632** PAGE **647**

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

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

I am requesting from Avon Zoning Regulations, Section IV.  
A. 6., a 13-foot variance from the 15-foot required side yard  
setback and a 28-foot variance from the required 30-foot rear  
yard setback to permit moving an existing building structure  
(shed), which dimensions are 194 inches by 146 inches (roughly  
16 x 12 feet), located at 8 Columbus Circle in an R15 Zone, to  
the North West corner of the property.

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

Section IV. A. 6.

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

According to Town of Avon public records, the shed subject to this variance application was built around 1913 and located in the center of the property and only about 20 feet from the back of the main residential building. Although it is hard to believe that this placement was acceptable for 1913's standards, it has been a challenge from the day we purchased the property in 2011, for our family to continue regular family activities in our backyard with a burdensome structure to obstruct our enjoyment. We have plans to build a septic tank, a deck, and a patio for our grill and a fire pit, and the shed in its current location produces undue hardship as it would be nearly impossible to fit all these home improvements in the 20 feet space between the main residential building and the shed.

When we purchased the property back in 2011, the shed was showing signs of its age, as its roof is caving in and the floor is uneven in certain places. It is better to rebuild it in the right place than to restore it in its current location.

Additionally, having the shed moved to the proposed location would allow me and my family to have full enjoyment of the backyard. See Application of Mucciacciaro. As a matter of fact, my neighbor at 6 Columbus Circle demolished his almost identical shed a few years ago, so he could enjoy his backyard. Furthermore, the dimensions of my property lot are almost rectangular at roughly 65 x 130 feet, somehow long and narrow, and placing the shed in the back corner would allow for better use of the limited backyard space. See Application of Scott and Julie McGlone, Application of Arlene DeMaris and Michael Toti, and Application of Diane J. Ravech. Because of the lot dimensions, if we are to conform with current setback regulations, we would end up left with a very small area where the shed could be placed; thus, we would still end up with having to cram a septic tank, a deck, and a patio in an area only 40 feet from the back of the main residential building, which would still be impracticable. The lot size is uniquely small and limits the possible shed locations to the edge of the property. See Application of Laura E. Veneziano. Finally, the current shed location is aesthetically undesirable to us. See Application of Scott and Julie McGlone.

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

The Zoning Board of Appeals has decided this issue recently during a hearing involving a neighbor at Columbus Circle, as follows: The existing lot size and Town sewer lines, which are unique to these premises, which run under the ground in the backyard, limit the location where a shed can be placed. See Application of Laura E. Veneziano. "Since the sewer line runs through the middle rear of the property ... there appears to be no choice but to place the shed within the rear and side setback areas." See comments of Vice-chair Bloom during a hearing on October 17, 2019, for the Application of Laura E. Veneziano.

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

The variance will not change the character of the neighborhood because it will be virtually unseen from the street and nearly all neighbors. See Application of Laura E. Veneziano. The view of the shed will be blocked by an 8-foot fence on one side. See Application of of Arlene DeMaris and Michael Toti. The shed will also be blocked by a few large trees and a non-conforming structure (two-car garage) on the North side of the property.

Finally, a similar application has been recently approved and the Zoning Board found that: "Most if not all neighbors in Columbus Circle have their shed located in the back corner of their property." See comments of Vice-chair Bloom during a hearing on October 17, 2019, for the Application of Laura E. Veneziano. "The old plan is not accurate in the sense that neighbors' sheds do not actually straddle property lines." See comments from Officer John McCahill during a hearing on October 17, 2019, for the Application of Laura E. Veneziano. As a matter of fact, currently only two properties have sheds straddling property lines, ours included.

### 3. Neighbors' Position

We have contacted some of our neighbors and they do not oppose this application. However, the neighbors at 10 Columbus Circle (East of our property) seemed to have established residency somewhere else, after their business (Chinese restaurant near Wal-Mart) has closed. Their house seems



abandoned and we barely see them around, so we are going to let the Town contact them to see if they object to the moving of the shed. Moreover, we have had some disputes with some neighbors involving: Property lines and fences; Damages due to our property been shoot with BB guns; neighbors pruning our trees; neighbors trespassing onto our property; just to mention a few. Therefore, we expect some issues.

#### 4. CONCLUSION

About four years ago, around August 2016, we wanted to have our shed moved to the back corner of the property and we went to the Town of Avon offices to learn the procedural requirements. At that time, we met with Assistant Zoning Enforcement Officer John McCahill and he informed us, among other things, that we needed to submit an application to the Zoning Board of Appeals and in this application we NEEDED to: 1. Pay a fee; and, 2. Submit a **professionally surveyed** map of my property.

Next day, we went to Neriani Surveying, Inc. and we were told that it was going to cost us near \$1,000 for a survey of the property. We were also told that a few years prior to us purchasing our property, Neriani Surveying, Inc. had been hired to survey 8 and 10 Columbus Circle and they had driven two metal stakes showing the property lines at said properties and that I could use a metal detector to find them.

We went back to talk to Officer McCahill and we begged him to make an exception and accept the map of the property on file with the town clerk, together with the old metal stakes, and the newly driven wooden stakes from the recent survey of 10 Columbus Circle and 36 Old Farms Rd. However, Officer McCahill said that: Such town map would have not fit the requirement as stated in the zoning board rules; and, The stakes were meaningless without a formal site plan drawn by a registered land surveyor.

The truth of the matter is that Officer McCahill went further than discouraging us from applying for a variance: He told my husband that our application would've been summarily denied if we had failed to submit either a fee or a survey done by a registered land surveyor or engineer, but that we could always file an administrative appeal with the Superior Court to review the Zoning Board of Appeals' decision. Accordingly, Officer McCahill showed us the Zoning Board of Appeals rules and indeed the rules stated:

Plot Plans or Surveys. A comprehensive site plan drawn to scale by a registered land surveyor or engineer showing the location of all buildings on the property which is the subject of the application. The plot plan also must designate the location of any proposed addition to existing buildings or the location of any proposed separate buildings setting forth all of the details pertaining to the application including all requisite dimensions required to render a decision on the application. The Board, at its discretion, SHALL refuse to take any action on any application that it SHALL deem not to satisfy the requirements set forth in [the Zoning Board rules].

Nonetheless, despite of what Officer McCahill mandated us, we reached out to Mr. Jerry Maher, the Director of Neriani Surveying, Inc., who was willing to help us and to put a few stakes down and write an informal letter to the Zoning Board of Appeals, so we begged Officer McCahill to accept this letter and the stakes, but again, Officer McCahill said that this letter would not meet the requirement of the Zoning Board of Appeals' rules.

Officer McCahill explained to us that he was simply a town employee whose job was to enforce the town's regulations and that if we were unhappy with the regulations, than we should write to town officials and ask for the regulations to be changed. But that "the rules are the rules and they apply to everyone." Officer McCahill finally told us that the reason he was so strict about enforcing these regulations was because the town needed to know with accuracy where the property lines are in order to calculate the distance required for a variance, so the buildings are placed with accuracy in its rightful place, as the town doesn't want people to place buildings onto someone else's property or far away from the granted variance. Thus, due to the excessive cost of having our property professionally surveyed and the cost of possible litigation, WE GAVE THE PROJECT UP.

However, this all changed last year, on or around September 2019, when one of our neighbors, a single White-American female, applied for a variance to place a shed in the back corner of her property. As seen, back in 2016, while Officer McCahill put every single possible roadblock in the path of our variance, in order to stop our Latino family from improving our home and enjoying our backyard, Officer McCahill simply signaled our White-American neighbor to move into the FAST LANE. Accordingly,

while we were required to submit our variance application with a site plan drawn to scale by a registered land surveyor or engineer, which would've add an additional \$1,000 to our home improvement project, our White-American neighbor was able to apply for a variance using two \$.50 copies of an old town map on file with the Town's clerk.

Additionally, while our Latino family was told over and over again: "You will need to accurately determine the property line, in order to calculate the distance required for a variance" (see John McCahill email dated June 2020), and that that was the reason of requiring a "Comprehensive site plan drawn to scale by a registered land surveyor or engineer showing the location of all buildings on the property", there is simply no evidence that our White-American neighbor was asked by any town employee to accurately determine HER property lines, according to a recent FOI request for all documents related to the Application of Laura E. Veneziano.

Even worst, during the public hearing on October 17, 2019, regarding the Application of Laura E. Veneziano, NOBODY present at said hearing mentioned any concerns whatsoever about property lines' accuracy or that any town employee checked measurements, other than taking a few pictures of the property. Accordingly, Officer McCahill is on record talking about: 1. Legal Notices sent; 2. No communications from neighbors opposing the variance; and that, 3. "The old plan is not accurate in the sense that neighbors' sheds do not actually straddle property lines."

However, as a matter of fact, we know that the property lines at 9 Columbus Circle are not accurate because my husband was the one who helped Ms. Veneziano parents calculate their property lines using a hardware store quality measuring tape to calculate their West-East line and a drywall T-square to calculate their North-South line, so they could install their fence. As a result, it does appear by a plain view of 9 Columbus Circle property, that the shed was NOT placed 3 feet from the property line.

Our Latino family is simply sick and tired of the different treatment we received from the town. And naming a racist like Officer McCahill as the "Planning and Community Development Specialist" is outrageous. We urge the Town of Avon Zoning Board of Appeals to change its current regulations as to clarify that ALL PROPERTY OWNERS, regardless of their race or national origin, are allowed to apply for variances using either a town



map on file with the town's clerk OR a comprehensive site plan drawn to scale by a registered land surveyor or engineer.

5. 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.

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

Signatures: Owners

Applicants

Jonis Goday

Jonis Goday

[Signature]  
Duly Representative

8 Columbus

About

Layers

Identify



Email Map Link

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

20m

100ft

Close

Print Map

Size:

Scale: 1" =  ft.

Title:

Close

Print

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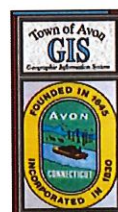
## 8 Columbus Circle

8/31/2020 8:54:06 PM

Scale: 1"=20'

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.



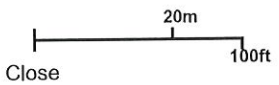




Email Map Link

• Town of Avon notice 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:

-->

TOWN OF AVON ZBA

Variance Requested:

Application of Tonia Godoy, owner, and Joao Godoy, applicant; requesting from Avon Zoning Regulations, Section IV. A. 6., a 13-foot variance from the required 15-foot side yard setback and a 28-foot variance from the required 30-foot rear yard setback to permit moving an existing building structure (shed approximately 16 x 12 feet), to the northwest corner of the property, located at 8 Columbus Circle in an R-15 Zone.

NOTICE TO ABUTTING PROPERTY OWNERS MAILED 9/2/2020:

36 Old Farms Road

10 Columbus Circle

7 Columbus Circle

6 Columbus Circle

5 Columbus Circle (P.O. Box 112, Avon)





①

8 COLUMBUS CIRCLE

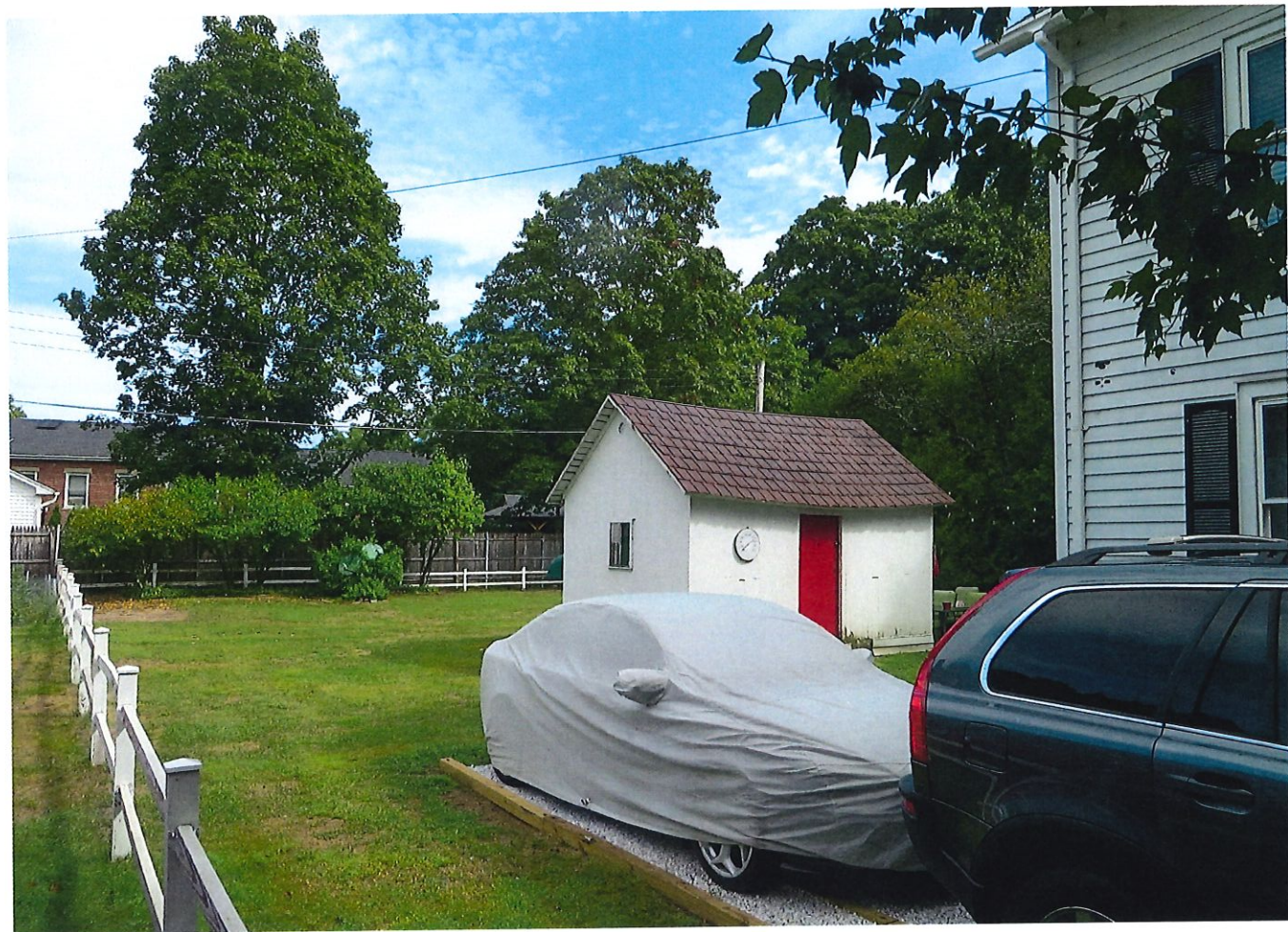




②

8 COLUMBUS CIRCLE





③

8 COLUMBUS CIRCLE

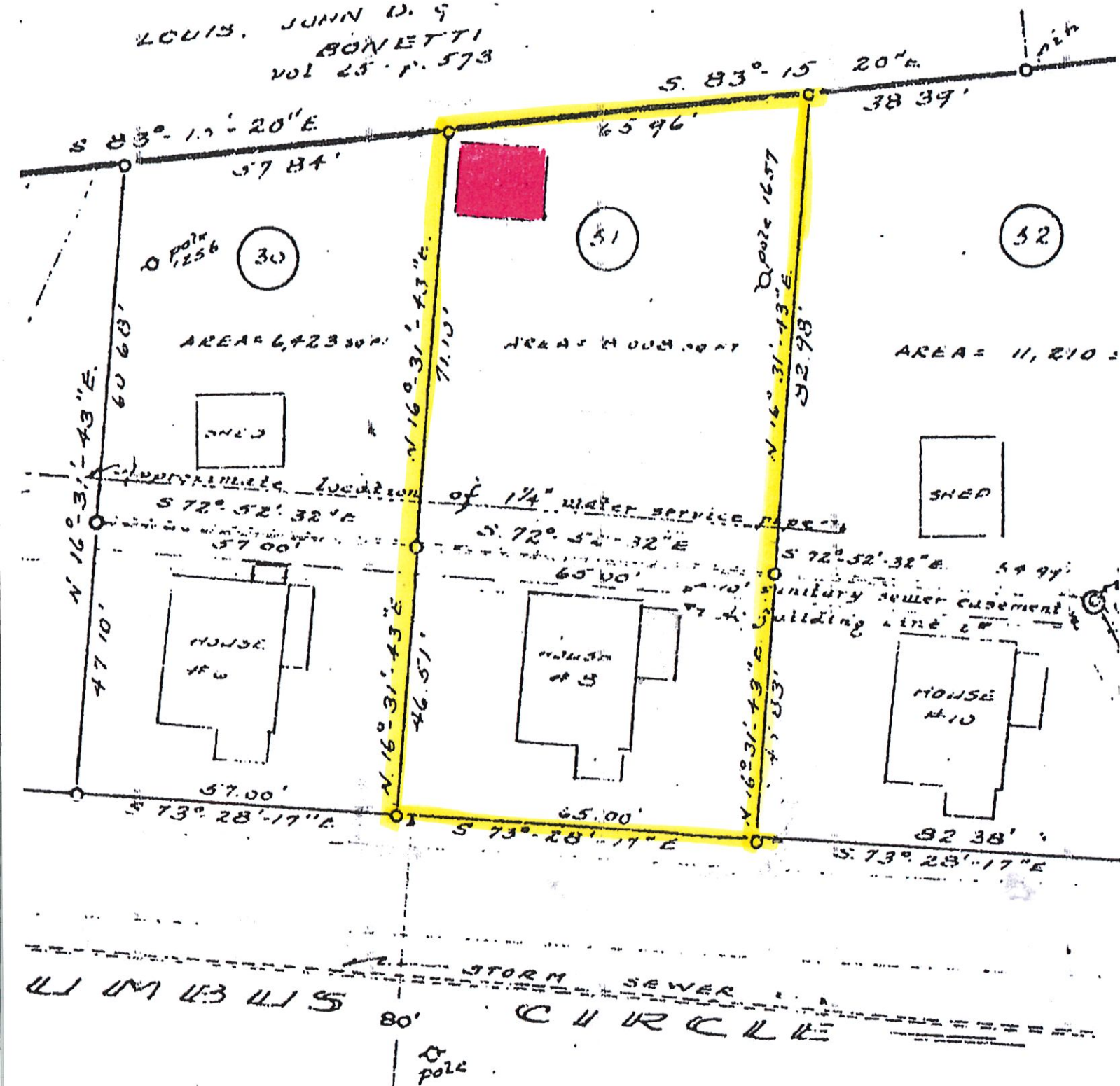




④

8 COLUMBUS CIRCLE

LOUIS. JOHN D. 9  
BONETTI  
VOL 25 P. 573







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## 8 Columbus Circle

8/12/2016 11:35:02 AM



1:1200  
1"=100'





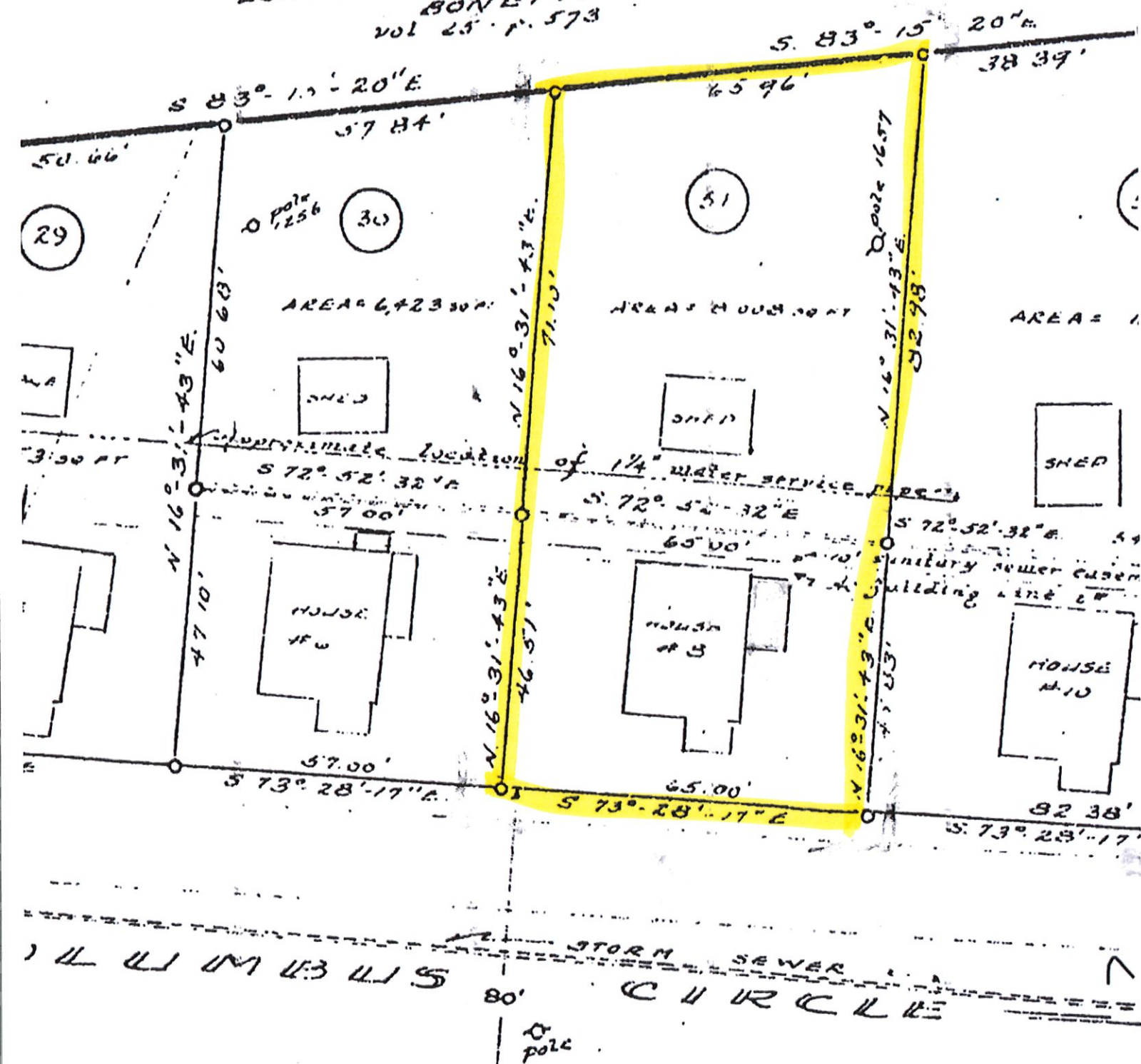
**John McCahill**

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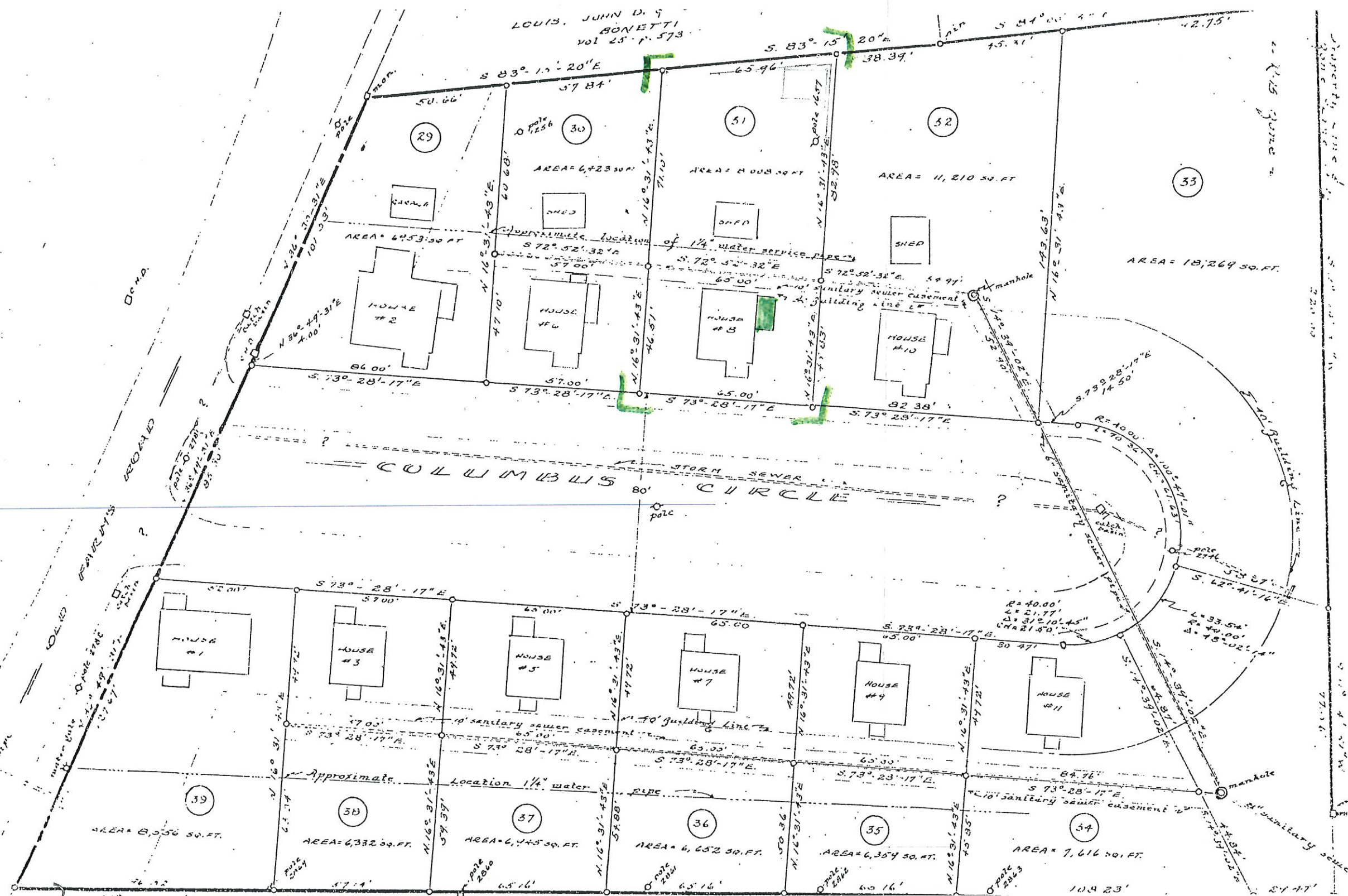
**From:** Jo?o Godoy <joaogodoy@hotmail.com>  
**Sent:** Tuesday, July 21, 2020 8:25 PM  
**To:** John McCahill  
**Subject:** [External] Variance Application  
**Attachments:** JPEG\_image 2.pdf; ATT00001.txt; JPEG\_image.pdf

Please attach to application

LOUIS. JOHN D. S.  
BONETTI  
VOL 25 P. 573



LOUIS. JOHN D. 9  
BONETTI  
Vol 25 p. 573



(To see zone 1  
ground prime record)





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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 3rd day of September, 2020.

**ZONING BOARD OF APPEALS**

Eileen Carroll, Chair

Christy Yaros, Vice-chair

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

**Virtual Public Hearing  
VIA GOTOMEETING**

**Join by web: <https://global.gotomeeting.com/join/322611085>;  
or Dial by phone: +1 (872) 240-3212, Access Code: 322-611-085#**

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

**I. PUBLIC HEARING:**

Application of Tonia Godoy, owner, and Joao Godoy, applicant; requesting from Avon Zoning Regulations, Section IV. A. 6., a 13-foot variance from the required 15-foot side yard setback and a 28-foot variance from the required 30-foot rear yard setback to permit moving an existing building structure (shed approximately 16 x 12 feet), to the northwest corner of the property, located at 8 Columbus Circle in an R-15 Zone.

Application of William R. and Caren M. Pauling, owners/applicants; requesting from the Avon Zoning Regulations, Section IV. A. 6., a 15-foot variance from the required 25-foot side yard setback for a 24' x 24' two-car garage with loft, located at 23 Stony Corners Circle in an R-40 zone.

**II. OTHER BUSINESS:**

Approval of Meeting Calendar 2021

**III. NEXT REGULARLY SCHEDULED MEETING: October 15, 2020**



## **ZBA Virtual Public Hearing Process Via GoToMeeting**

Chair calls the public hearing to order.

Town Staff to conduct:

- I. Attendance of ZBA members: regular members; alternates, appoint as needed.
  - Caller identification of application representatives.
  - Caller identification of any interested public.
- II. Notice was provided in accordance with Town regulations, State Statutes, and recent COVID-19 related Executive Orders; and the Town has notified the abutters to the subject properties as required.
- III. The Avon Zoning Board of Appeals was created as required by Section 8-6 of the Connecticut General Statutes, and functions in accordance with the powers and duties of Section X – Administration and Enforcement, C., of the Town of Avon Zoning Regulations.  
  
(If only four members of the board are present at a public hearing, and in the absence of the fifth member, a vote in favor of an application would require a unanimous approval. If the application were not approved by a unanimous vote, the application could be refiled to be heard at a future meeting, after a period of six months. Does/do the applicant(s) agree(s) to proceed with the public hearing? Applicant responds.)
- IV. Summary of agenda. All applications will be heard in the order shown on the agenda and the public hearing will be held on each application. The public hearing will be closed after each application review is complete. Voting will follow after the close of the public hearing for each application on the agenda.
- V. Summary of the application and the accompanying materials, and ask the applicant for any additional input.  
\*Please self-identify for the record before any commentary.
  - Input from owner(s)/applicant(s).
  - Board member comments/questions.
  - Public comments/questions.
  - Any objections to the variance request from abutters, neighbors, or the general public.
  - Any support of the variance request from abutters, neighbors, or the general public.
- VI. Close the public hearing and motion to vote. Member identification tally taken. \*Any member who votes against a variance request must state their reason(s) for denial. These statements of denial are required for the record.

Town Staff states: That the granting of the variance will be in harmony with the purposes and intent of these regulations; will accomplish substantial justice; and will not be injurious to the neighborhood or otherwise detrimental to the public health, safety, and welfare.

**THE PUBLIC HEARING PROCESS ABOVE WILL REPEAT FOR EACH ADDITIONAL APPLICATION.**

Other Business:

Town staff will present and address any other business.

The next regularly scheduled meeting is October 15, 2020.

Motion to adjourn the meeting. Second the motion.

Chair states the meeting is adjourned.

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ZONING BOARD OF APPEALS  
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**(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 William R. and Caren M. Pauling, owners/applicants; requesting from the Avon Zoning Regulations, Section IV. A. 6., a 15-foot variance from the required 25-foot side yard setback for a 24' x 24' two-car garage with loft, located at 23 Stony Corners Circle in an R-40 zone.

- Application page.
- Image of proposed/similar structure.
- GIS aerial view of subject property.
- GIS map of abutting properties; (ZBA public hearing notification sent to abutting owners via postal mail).
- Multiple views of subject property; photographs by Town staff.
- Subject property 2020 survey showing proposed structure, proposed location, and proposed variance of yard setbacks.
- Neighbor communication, dated 8/28/2020.

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

Aug 27

PLEASE PRINT LEGIBLY

APPLICATION FEE \$160

Date 8/26/2020

OWNER William and Caren Pauling

Address 23 Stony Corners Circle

Planning Department  
Town of Avon

APPLICANT William and Caren Pauling

Address 23 Stony Corners Circle

TELEPHONE NO 860 882-8517

Daytime Phone No 860 673 2869

Email: bill.pauling99@gmail.com

LOCATION OF AFFECTED PREMISES

ON THE South SIDE OF STREET IN AN R40 ZONE

ASSESSOR'S MAP NO. 19 PARCEL ID. 4120023 VOLUME 519 PAGE 468

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 ( ) Other

1. SPECIFIC DESCRIPTION OF VARIANCE REQUEST - (MUST BE SHOWN ON PLOT PLAN) REQUEST 15' VAR.  
Request 15 ft. off 25 ft. setback

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? Would not provide a reasonable amount of turning area in and out of proposed and existing garage. Building on slope would require thicker foundation and additional fill.
- b) Why is this hardship UNIQUE to these premises and not shared by other premises in the neighborhood? Our lot is long and narrow without much space in back. Proposed site is somewhat level space on otherwise sloping lot. Building on slope would result in structure appearing larger than it is.
- c) This variance would not change the CHARACTER OF THE NEIGHBORHOOD because: Design of garage matches our house. Many of our neighbors have sheds and some have detached garages. Proposed site is shielded by existing trees.

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

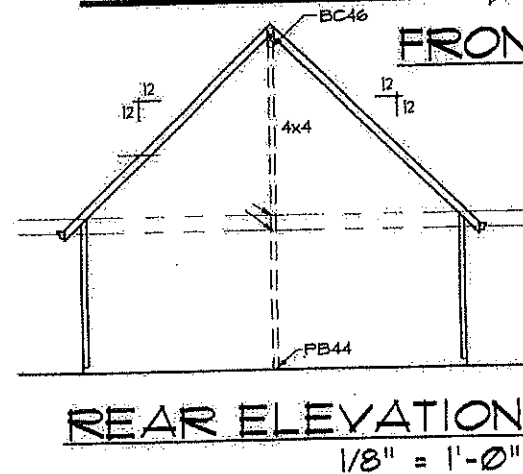
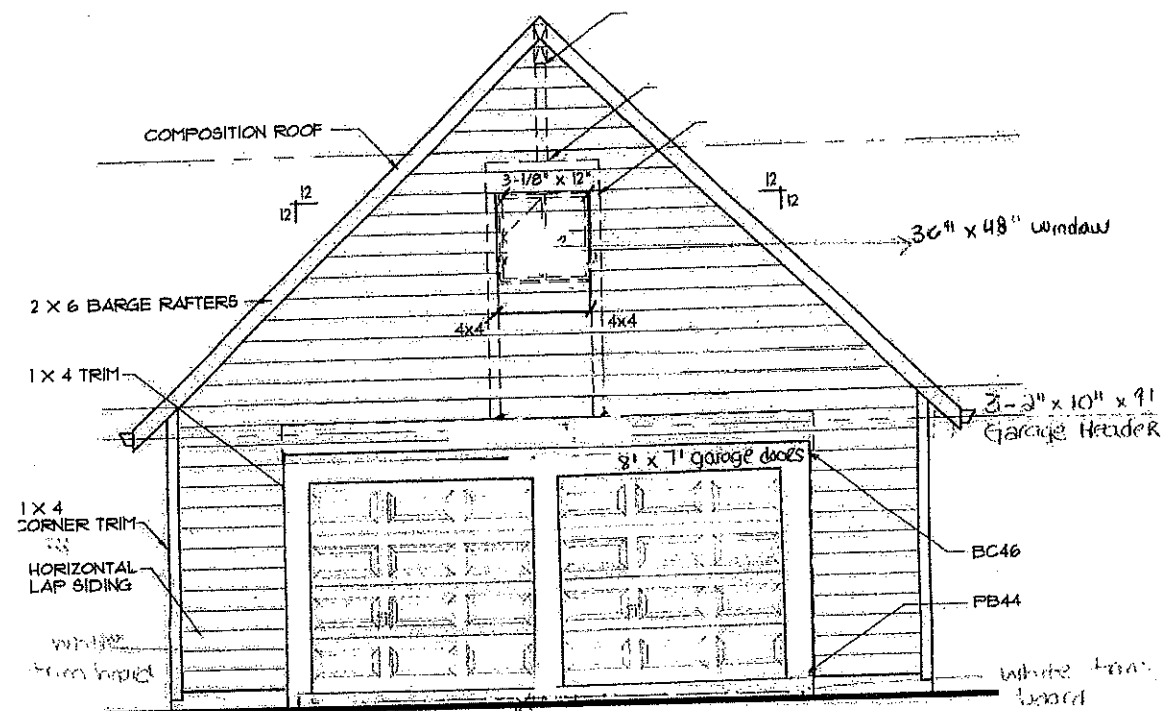
Owners

William Pauling  
Caren Pauling

Applicants

William Pauling  
Caren Pauling

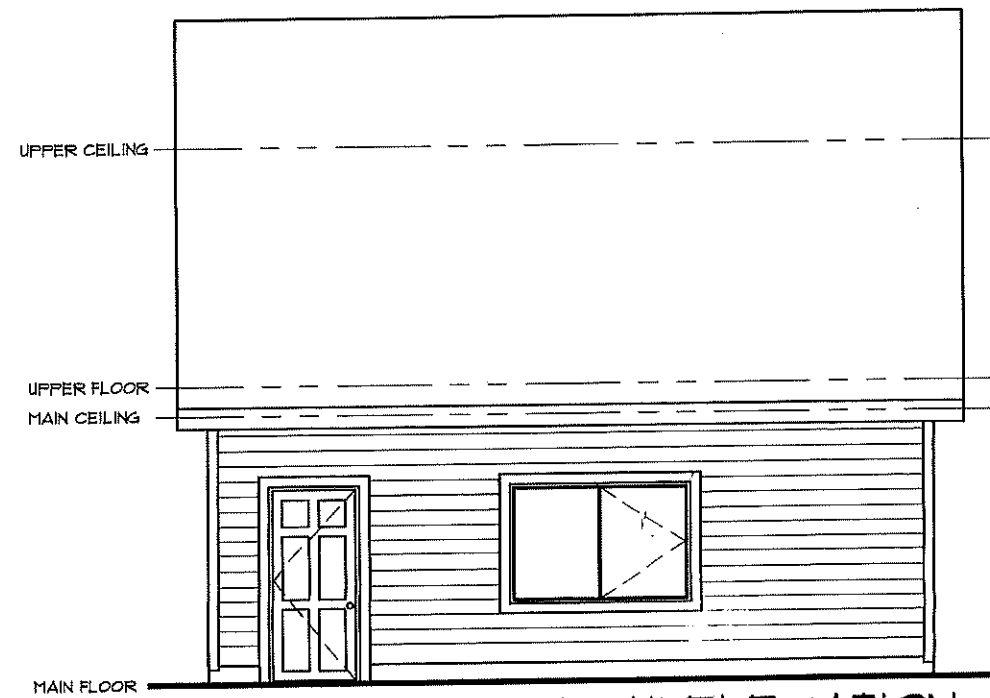




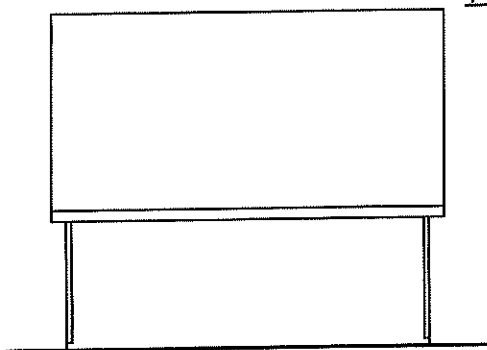
SHEET  
1 of 6

24' X 24' TWO CAR GARAGE  
WITH LOFT

Plans for 23 Stony Corners Avon CT  
Submitted by Hastings-Silver Construction  
August 27, 2020



**RIGHT ELEVATION**  
1/4" = 1'-0"



**LEFT ELEVATION**  
1/8" = 1'-0"

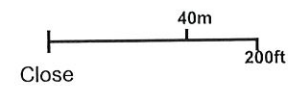
**SHEET** 24' X 24' TWO CAR GARAGE  
3 of 6 WITH LOFT

Plans for 23 Stony Corners Avon CT  
Submitted by Hastings-Silver Construction  
August 27, 2020

Identify Layers About



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



Size:  

Scale: 1" =  ft. Title:

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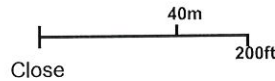




Email Map Link

• Town of Avon notice 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:

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TOWN OF AVON ZBA

Variance Requested:

Application of William R. and Caren M. Pauling, owners/applicants; requesting from the Avon Zoning Regulations, Section IV. A. 6., a 15-foot variance from the required 25-foot side yard setback for a 24' x 24' two-car garage with loft, located at 23 Stony Corners Circle in an R-40 zone.

NOTICE TO ABUTTING PROPERTY OWNERS MAILED 9/2/2020:

24 Stony Corners Circle

14 Stony Corners Circle

7 Stony Corners Circle

65 Stony Corners

120 Stony Corners Circle

35 Stony Corners Circle





①

23 STONY CORNERS CIRCLE





2

23 STONY CORNERS CIRCLE

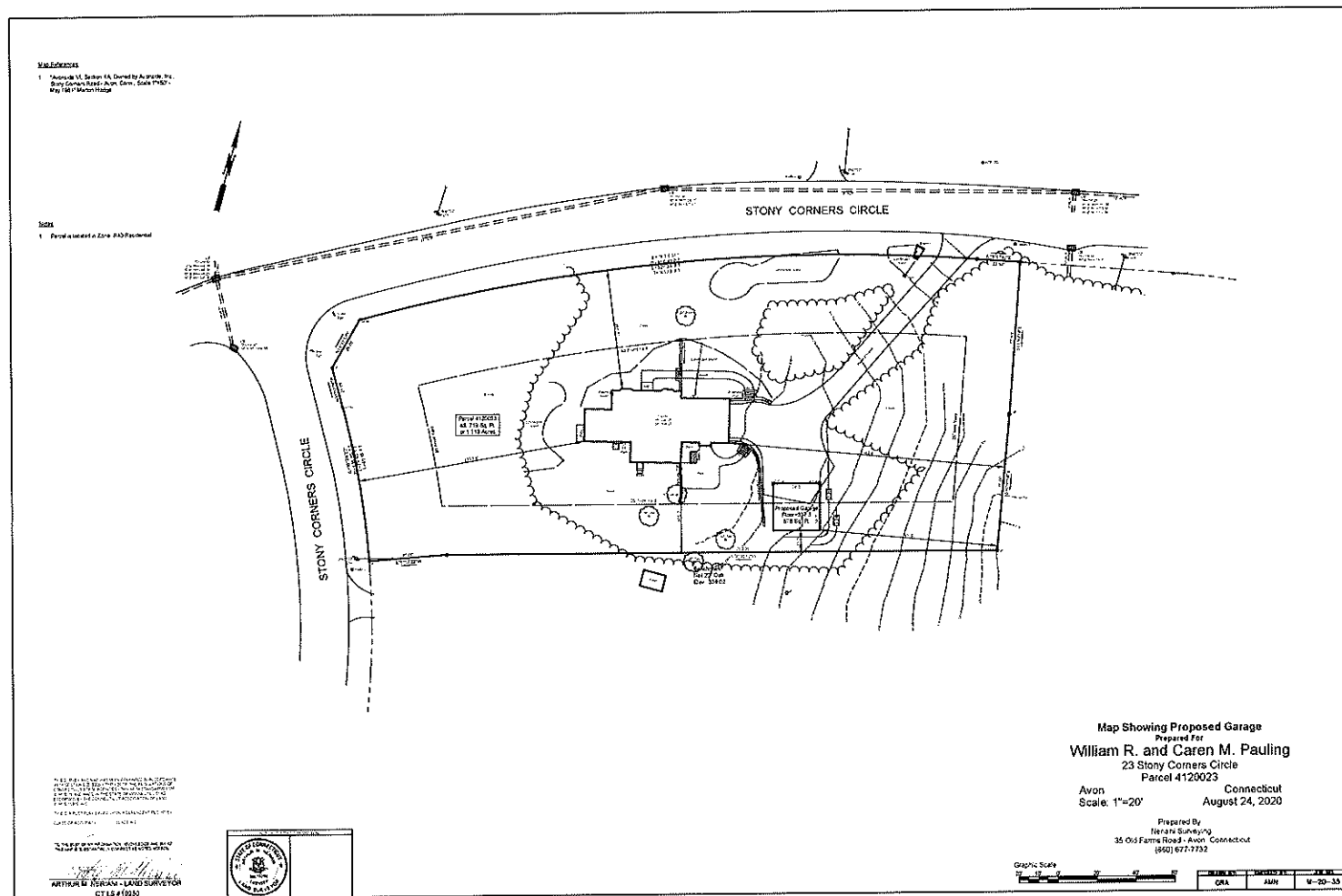




③

23 STONY CORNERS CIRCLE







Carl Folia Jr. and Patricia Folia Carnright  
120 Stony Corners Circle  
Avon, CT 06001  
August 26, 2020

Zoning Board of Appeals  
Town of Avon

Dear Zoning Board of Appeals:

We are supportive of the zoning variance requested by our abutting neighbors, William and Caren Pauling at 23 Stony Corners Circle.

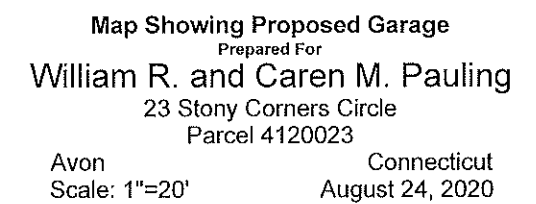
Sincerely,

Carl Folia Jr. and Patricia Folia Carnright

Carl Folia Jr. 8/28/20  
Patricia Folia Carnright 8/28/20

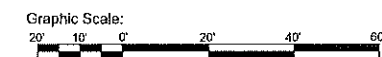
1. "Avonside VI, Section 1A, Owned by Avonside, Inc., Stony Corners Road - Avon, Conn., Scale 1"=50' - May 1961" Merton Hodge

1. Parcel is located in Zone R40-Residential



THIS IS A PLOT PLAN BASED UPON A DEPENDENT RESURVEY  
CLASS OF ACCURACY. CLASS A-2

ARTHUR M. NERIANI - LAND SURVEYOR  
CT LS #10250



DRAWN BY:	CHECKED BY:	JOB NO.
GRA	AMN	M-20-35