



# TOWN OF AVON

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2020 OCT -1 AM 11:06

ANNEX 60 West Main St., Avon, CT 06001-3719  
AVON TOWN CLERK [www.avonct.gov](http://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  
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**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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Fax (860) 409-4366

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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  
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, October 15, 2020, at 7:00 p.m. via GoToMeeting; on the following:

Application of David A. and Jenny L. Gavrillen, applicants/owners; requesting from Avon Zoning Regulations, Section IV. A. 6., a 10-foot variance from the required 25-foot side yard setback to permit a detached shed/barn with loft (18 x 24 feet), on the south side of the property, located at 86 Climax Road 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 1st day of October, 2020.

## ZONING BOARD OF APPEALS

Eileen Carroll, Chair  
Christy Yaros, Vice-chair

**TOWN OF AVON  
ZONING BOARD OF APPEALS  
THURSDAY, OCTOBER 15, 2020, 7:00 P.M.**

**Virtual Public Hearing  
VIA GOTOMEETING**

**join by web: <https://global.gotomeeting.com/join/212459429>;  
or dial in by phone: +1 (872) 240-3212, Access Code: 212-459-429#**

**AGENDA**

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

**I. PUBLIC HEARING:**

Application of David A. and Jenny L. Gavrillen, applicants/owners; requesting from Avon Zoning Regulations, Section IV. A. 6., a 10-foot variance from the required 25-foot side yard setback to permit a detached shed/barn with loft (18 x 24 feet), on the south side of the property, located at 86 Climax Road in an R-40 zone.

**II. OTHER BUSINESS:**

**III. NEXT REGULARLY SCHEDULED MEETING: November 19, 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 November 19, 2020.

Motion to adjourn the meeting. Second the motion.

Chair states the meeting is adjourned.

TOWN OF AVON  
ZONING BOARD OF APPEALS  
THURSDAY, OCTOBER 15, 2020, 7:00 P.M.

**Virtual Public Hearing  
VIA GOTOMEETING**

**join by web: <https://global.gotomeeting.com/join/212459429>;  
or dial in by phone: +1 (872) 240-3212, Access Code: 212-459-429#**

**(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 David A. and Jenny L. Gavrillen, applicants/owners; requesting from Avon Zoning Regulations, Section IV. A. 6., a 10-foot variance from the required 25-foot side yard setback to permit a detached shed/barn with loft (18 x 24 feet), on the south side of the property, located at 86 Climax Road in an R-40 zone.

- Application.
- Town of Avon GIS aerial views of subject property.
- Town of Avon 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.
- Sample copy of shed/barn.
- Subject property survey showing proposed location for the structure.
- Additional property plan information (applicant sketched plan)
- Neighbor communication received by the Town of Avon, received by Town 9/10/2020.

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 9/10/20

Garrillen

OWNER David & Jenny Garrillen

Address 86 Climax Rd

APPLICANT David Garrillen

Address Avon, CT 06001

TELEPHONE NO

860 977-8003

Daytime Phone No 860 977-8003

Email: dgarrillen86@comcast.net

LOCATION OF AFFECTED PREMISES

ON THE EASTERLY SIDE OF STREET IN AN R40 ZONE

RECEIVED

ASSESSOR'S MAP NO. PARCEL ID. VOLUME PAGE

008

1830086

430

92

Previous appeals have been made with respect to these premises as follows: Date: N/A SEP 10 2020

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

Planning Department  
Town of Avon

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

To Place Shed 10' closer to property line as shown on plan (see attached)

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

24'X18'

IV-A-6

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

Owner needs extra storage for equipment.

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

Simply want to locate shed over to the right side as much as possible to not hinder the backyard space

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

See reverse

It will be located in the rear of the property and well covered from the street view.

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

David Garrillen  
Jenny Garrillen

David Garrillen

NOTES ON  
BACK



Also from Question 2b;

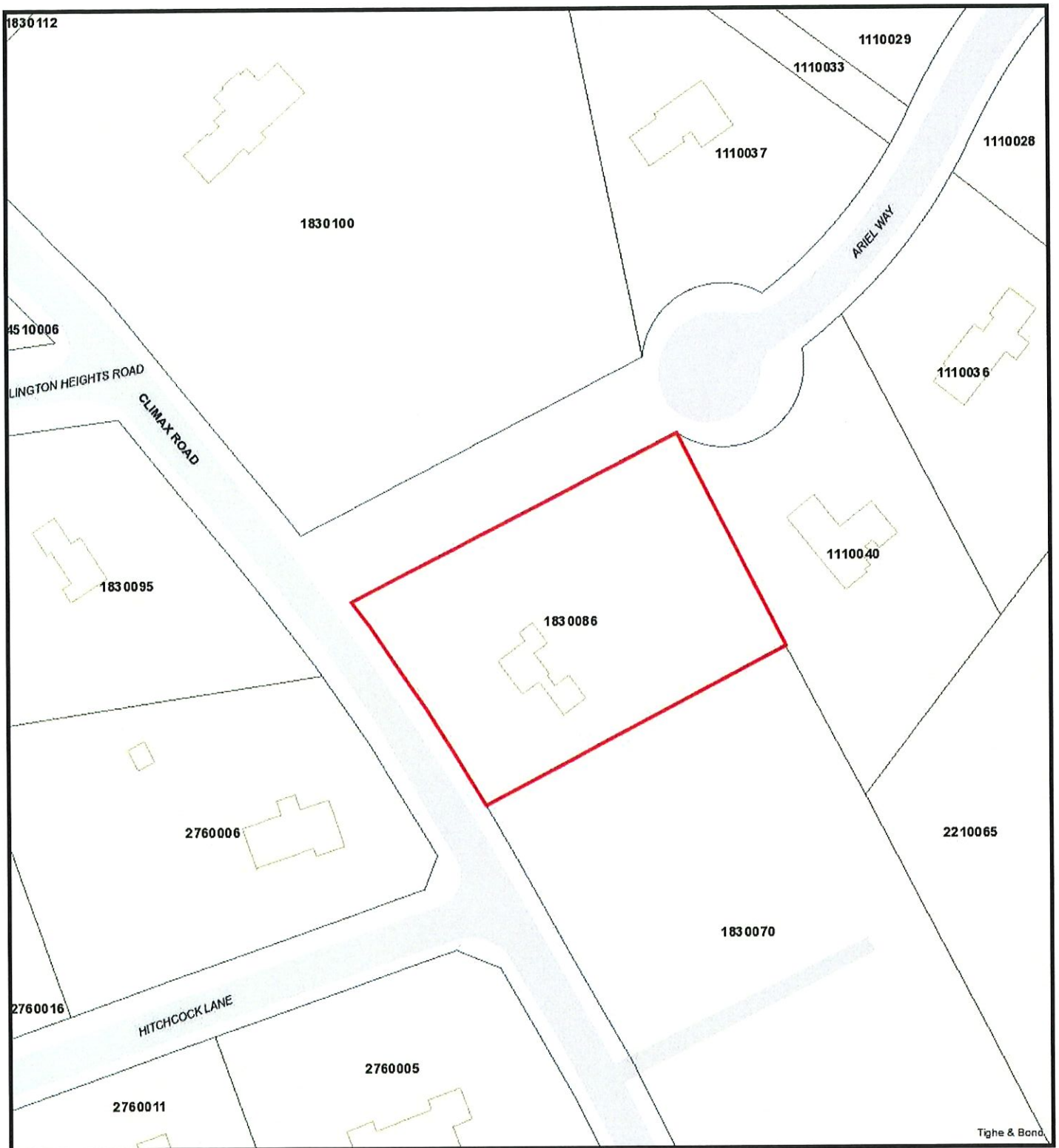
The owner is aware & respects the adjacent property lines; The owner is not asking to move this building directly on it. (it)

~~The~~ The owner simply feels that this is a fair request.

08/01/22

Page 2

PROPERTY OF THE  
COUNTY OF LOS ANGELES



## 86 Climax road

10/1/2020 2:20:38 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.

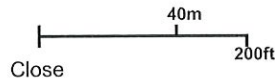




Email Map Link

• 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

Size:

Scale: 1" =  ft. Title:

-->



## TOWN OF AVON ZBA

### Variance Requested:

Application of David A. and Jenny L. Gavrillen, applicants/owners; requesting from Avon Zoning Regulations, Section IV. A. 6., a 10-foot variance from the required 25-foot side yard setback to permit a detached shed/barn with loft (18 x 24 feet), on the south side of the property, located at 86 Climax Road in an R-40 zone.

### NOTICE TO ABUTTING PROPERTY OWNERS MAILED 10/2/2020:

37 Ariel Way

40 Ariel Way

70 Climax Road (mailed to owner at 270 Nod Road, Avon)

6 Hitchcock Lane

95 Climax Road

100 Climax Road





9/18/2020

86 CLIMAX ROAD





9/18/2020

86 CLIMAX ROAD

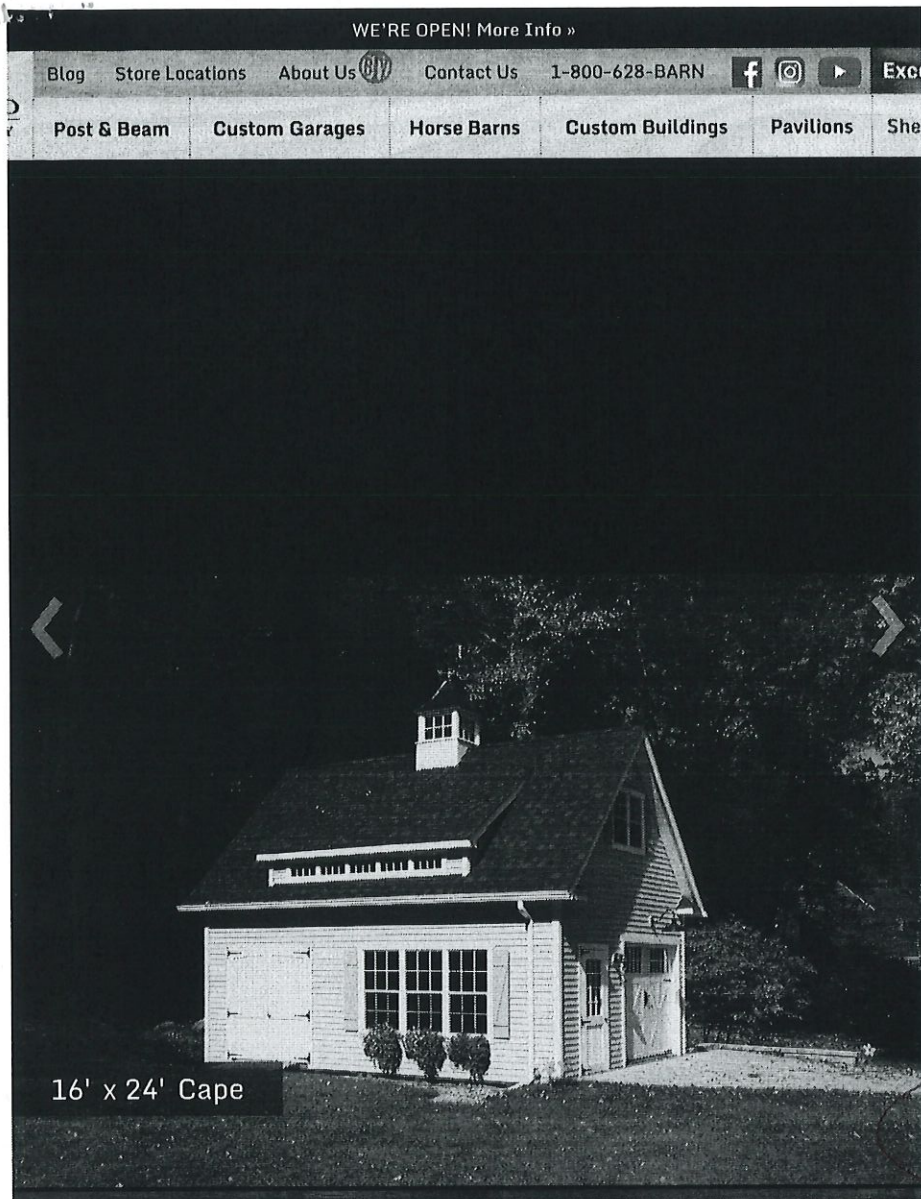




9/18/2020

86 CLIMAX ROAD





SAMPLE  
SHED / BARN

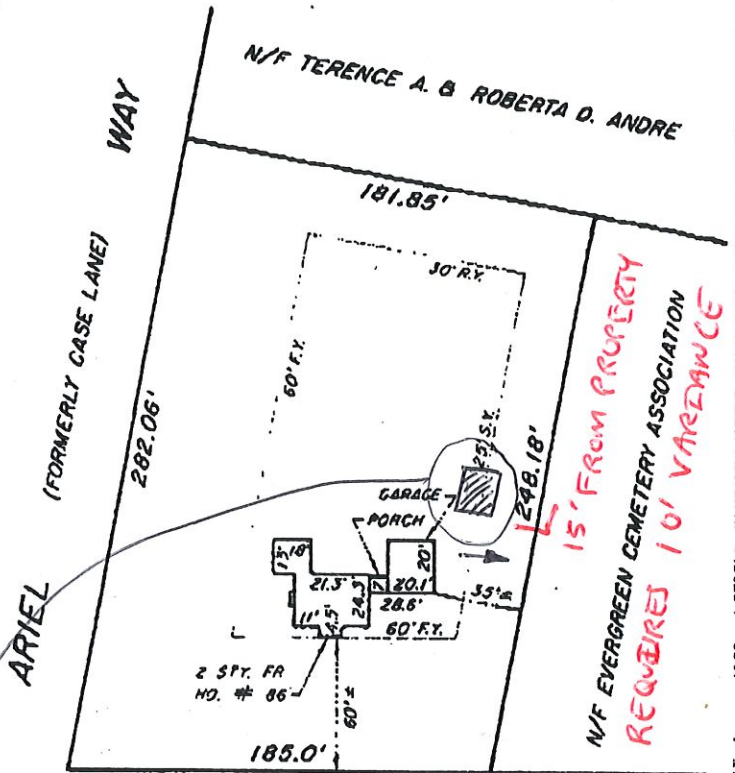
W/loft

18'x24'



BEING KNOWN AS LOT 6A ON A MAP ENTITLED, "MAP OF MORAVIAN WOODS OWNED BY WELLINGTON CASE EST. BUSHY HILL ROAD AVON & SIMSBURY CONN. NOV. 1939 SCALE 1" = 100' MERTON HODGE, SURVYOR REVISED TO AUG. 1, 1940", WHICH MAP IS ON FILE IN THE AVON TOWN CLERK'S OFFICE.

R-40 ZONING DISTRICT



LOT AREA = 48,212 Sq. Ft.

- Total Dimension
- 24' x 18' Shed/Barn
- Propose move 10' closer to property line.

THE UNDERSIGNED HEREBY CERTIFIES THAT THE PREMISES SHOWN ON THE PLOT PLAN ARE NOT LOCATED WITHIN A DESIGNATED SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 020011 A, H&I-02, EFFECTIVE DATE: 11/1/77.

CERTIFIED TO THE FOLLOWING: SANBORN CORPORATION; COMMONWEALTH LAND TITLE INSURANCE COMPANY; JUDITH A. COOK.

CERTIFIED SUBSTANTIALLY CORRECT. FOUNDATION LOCATED IN THE FIELD ON JANUARY 30, 1986. THERE ARE NO ZONING VIOLATIONS NOTED WITH RESPECT TO BUILDING LOCATION.

I HEREBY CERTIFY THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS D SURVEY AS DEFINED IN THE CODE OF PRACTICE FOR STANDARDS OF ACCURACY OF SURVEYS AND MAPS, ADOPTED DECEMBER 10, 1975 AS AMENDED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

*[Signature]*  
GERHIE DUBIEL  
CONN. LICENSED L.S. NO. 9675

CLIMAX

ROAD

\* Asking for a 10' variance change \*



PLOT PLAN FOR  
JUDITH A. COOK  
86 CLIMAX ROAD

AVON,

CONNECTICUT

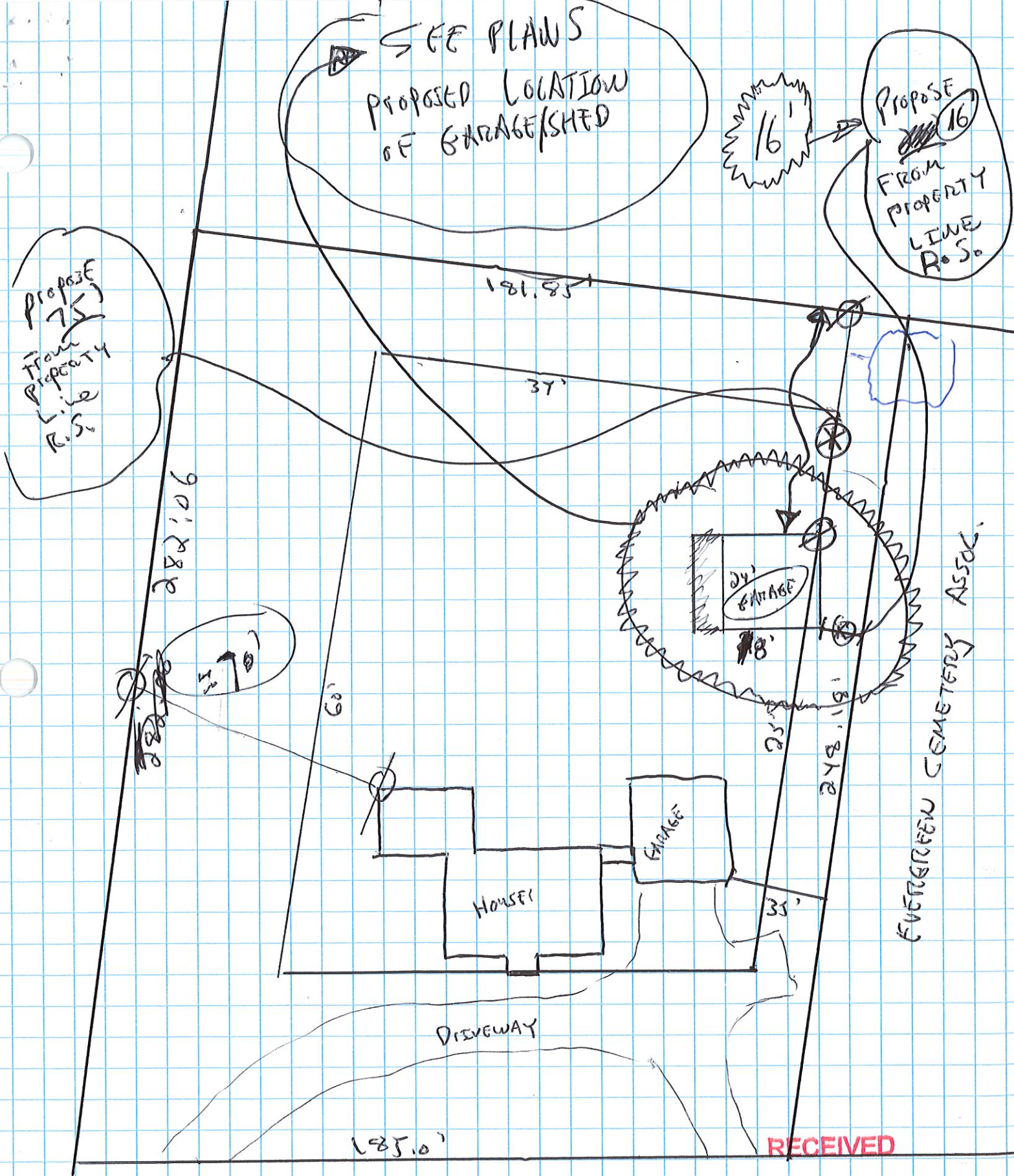
SCALE: 1" = 80'

JANUARY 30, 1986

DUBIEL ASSOCIATES

SURVEY 1802





86 CLIMAX ROAD

SEP 10 2020

Planning Department  
Town of Avon

To Whom It May Concern:

Reference: Gavrillen Garage-86 Climax RD Avon, CT 06001

I have reviewed the plans for the proposed construction to the Gavrillen residence and have no objection to their plan to locate a detached garage (see attached drawings) for their applied variance for construction.

James S. Harp  
Mary C. Harp  
100 Climax Rd  
Avon, Ct. 06001

Harri Allen  
40 Ariel Way  
Avon, Ct 06001

Don Ruffin  
EVERGREEN CEMETERY  
Avon, Ct 06001

RECEIVED

SEP 10 2020

Planning Department  
Town of Avon