



Town of Avon

2020 NOV 5 AM 10:20

60 West Main Street
Avon, Connecticut 06001-3719
(860) 409-4300 • www.avonct.gov
ANN L. DEARSTYNE
AVON TOWN CLERK

LEGAL NOTICE TOWN OF AVON

The Zoning Board of Appeals of the Town of Avon will hold a virtual Public Hearing on Thursday, November 19, 2020, at 7:00 p.m., **via GoToMeeting: Join by web:** <https://global.gotomeeting.com/join/868980085>; or dial by phone: **United States: +1 (872) 240-3212, Access Code: 868-980-085#**; 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 15-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 36'); 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'), **modifications to previous variance**, located at 18 Westbury in an R-30 Zone.

Application of Brian R. Janes, owner, and Glenn Caron, applicant, requesting from the Avon Zoning Regulations, Section IV.A.6, a 23-foot variance to the 40-foot front yard setback for a proposed 24' x 24' attached two-car garage, located at 200 Lovely Street in an R-30/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 5th day of November, 2020.

ZONING BOARD OF APPEALS

Eileen Carroll, Chair
Christy Yaros, Vice-chair

**TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, NOVEMBER 19, 2020, 7:00 P.M.**

**Virtual Public Hearing
VIA GOTOMEETING**

Join by web: <https://global.gotomeeting.com/join/868980085>; or
dial by phone: United States: +1 (872) 240-3212, Access Code: 868-980-085#

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 15-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 36'); 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'), **modifications to previous variance**, located at 18 Westbury in an R-30 Zone.

Application of Brian R. Janes, owner, and Glenn Caron, applicant, requesting from the Avon Zoning Regulations, Section IV.A.6, a 23-foot variance to the 40-foot front yard setback for a proposed 24' x 24' attached two-car garage, located at 200 Lovely Street in an R-30/R-40 Zone.

II. OTHER BUSINESS:

III. NEXT REGULARLY SCHEDULED MEETING: December 17, 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 December 17, 2020.

Motion to adjourn the meeting. Second the motion.

Chair states the meeting is adjourned.

N:\Planning\ZBA\PublicHearingProcess\ZBAPublicHearingProcessViaGoToMeeting

TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, NOVEMBER 19, 2020, 7:00 P.M.

**Virtual Public Hearing
VIA GOTOMEETING**

Join by computer: <https://global.gotomeeting.com/join/868980085>; or
dial by phone: United States: +1 (872) 240-3212, **Access Code:** 868-980-085#

(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 15-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 36'); 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'), **modifications to previous variance**, located at 18 Westbury in an R-30 Zone.

- Application (two pages).
- Copy of previously granted variance.
- Image of proposed/similar structures (pool and shed).
- 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 site development plan.
- Subject property plot plan showing proposed structure, proposed location, and proposed variance of yard setbacks.
- Subject property survey (7/21/2005).
- Neighborhood communications if received by Town of Avon.

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 10/22/2020

OWNER Eric & Sharon Finucane Address 18 Westbury, Avon

APPLICANT owners Address

TELEPHONE NO 860-778-4635 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: 10/22/2020

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)
This is a modification from our first approved variance request due to an oversight on the side yard measurement due to our plot lines.
- VARIANCE of the following section(s) of the Zoning Regulations is/are requested) *(See attached)*
 - Why will strict application of the regulations produce UNDUE HARDSHIP?
SEE ATTACHED
 - Why is this hardship UNIQUE to these premises and not shared by other premises in the neighborhood?
SEE ATTACHED
 - This variance would not change the CHARACTER OF THE NEIGHBORHOOD because:
SEE ATTACHED
- 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

RECEIVED

11:30 a.m.

OCT 29 2020

TOWN OF AVON
INLAND WETLANDS
ZBA

Finucane Variance request-

1. Specific description of variance request- (must be shown on plot plan)-
15 ft variance to side yard and 15 ft to rear yard for proposed pool
* (was 5')
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?
 1. Don't want to disturb natural swale of lot.
 2. Steep drop in grade in middle of backyard lot
 3. Ledge discovered in back of house foundation during construction- like to keep as far away as possible from house.
 - b. Why is the hardship UNIQUE to these premises and not shared by other premises in the neighborhood?
 1. Many neighbors have large open flat lots and this proposed pool location is the only prudent place for a pool location due to section A.
 - c. This variance would not change the CHARACTER OF THE NEIGHBORHOOD because:
 1. Other pools on this road
 2. Have a 6-7' privacy fence where proposed pool will go and thus back and side neighbor will not see the pool.

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

Pool size - 16' x 36' (was 16' x 34')

Shed size - 12' x 16'

Slab - 4' x 8'

RECEIVED

OCT 29 2020

TOWN OF AVON
INLAND WETLANDS

ZBA



TOWN OF AVON

PREVIOUS
VARIANCE
REFERENCE

JMC

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

July 17, 2020

VIA E-MAIL: efinuc_2000@yahoo.com
Sharon.finucane@yahoo.com

Sharon and Eric Finucane
18 Westbury
Avon, CT 06001

Dear Mr. and Mrs. Finucane:

At a virtual Public Hearing, held on Thursday, July 16, 2020, at 7:00 p.m., via GoToMeeting, the Zoning Board of Appeals of the Town of Avon voted as follows:

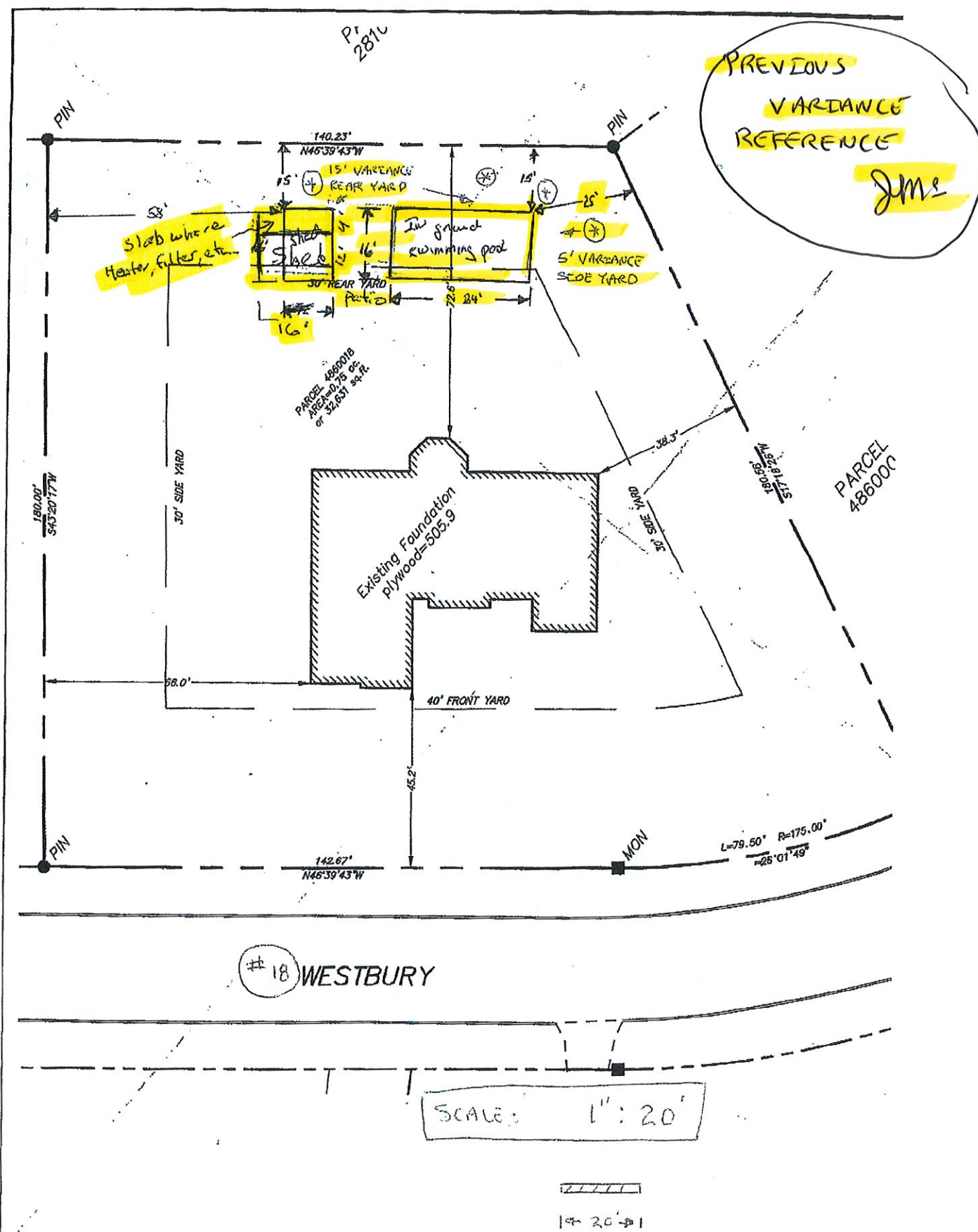
Application of Eric and Sharon Finucane, owners/applicants; requesting from Avon Zoning Regulations, Sections IV. A. 6 and IV. A. 2, a 5-foot variance to the 30-foot side yard setback and a 15-foot variance to the 30-foot rear yard setback for a proposed in-ground pool (16' x 34'); and a 15-foot variance 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 – **GRANTED**

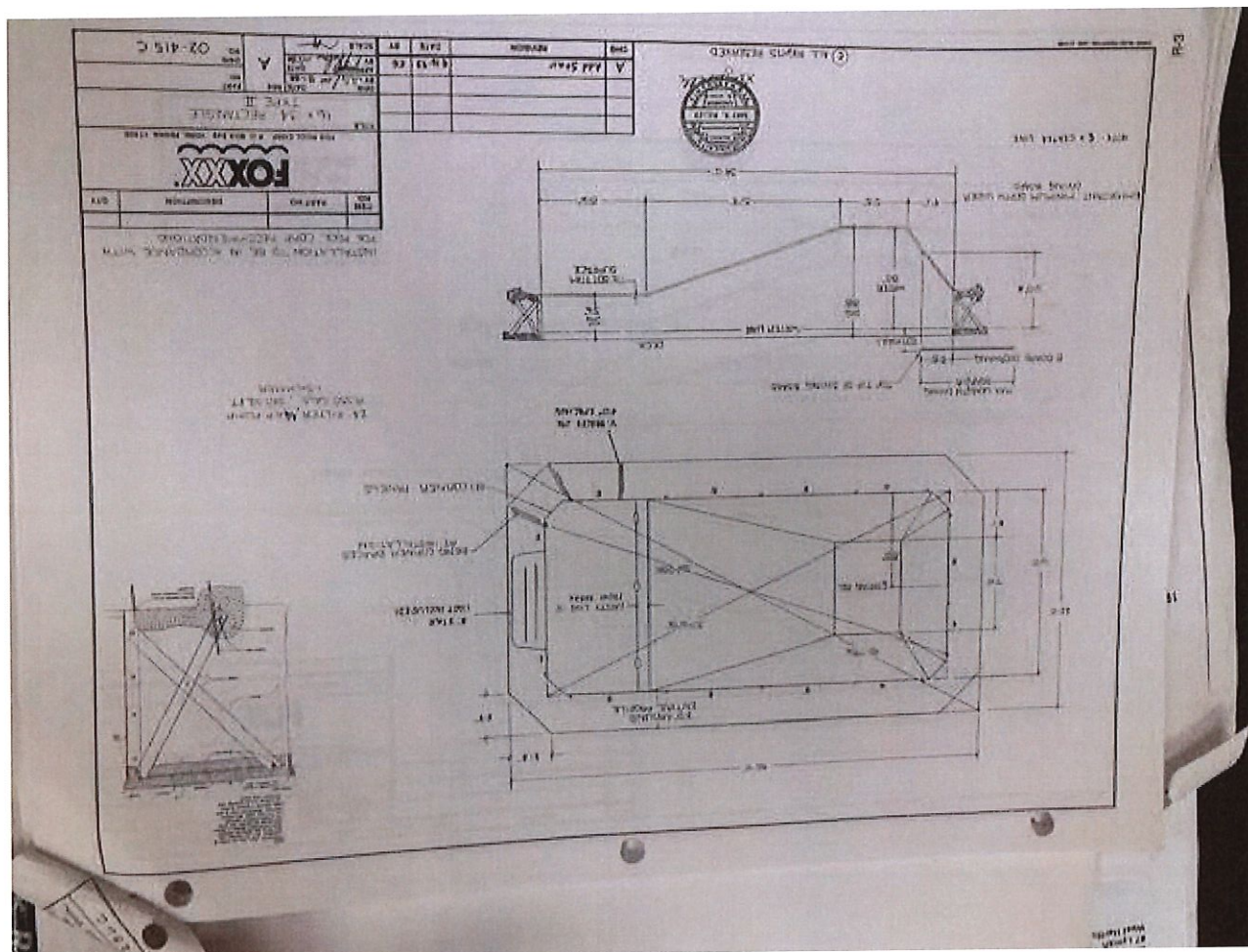
Please note that prior to your variance becoming effective, a certified copy of the enclosed Grant of Variance must be filed with the Town Clerk; the filing fee is \$60. Please remit to the Planning Department the \$60 filing fee. No building permit for the above construction shall be issued until the \$60 filing fee is returned to this office. There is a 15-day appeal period following the publication of the legal notice of decision.

Please note also Section X.C.2. of the Avon Zoning Regulations states, "Any action required by the appellant as a result of variances granted by the Board must be taken **within one year** from the effective date or the variance shall become null and void."

Sincerely,

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





Sent from my iPhone

16' x 36' *
(NOW)

Jmc

* WAS (34')

RECEIVED

OCT 29 2020

TOWN OF AVON
INLAND WETLANDS

ZBA





• Town of Avon notice to abutting property owners

18 Westbury

10/30/2020 2:11:53 PM

Scale: 1"=100'

Scale is approximate

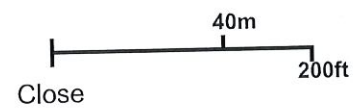
The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



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:

lat:41.7926, long:-72.9140

Tighe&Bond



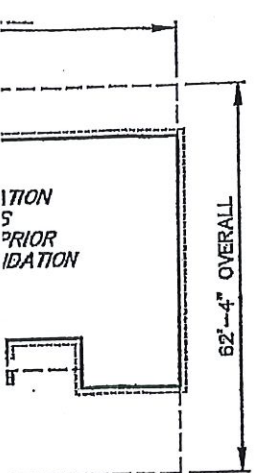
18 WESTBURY



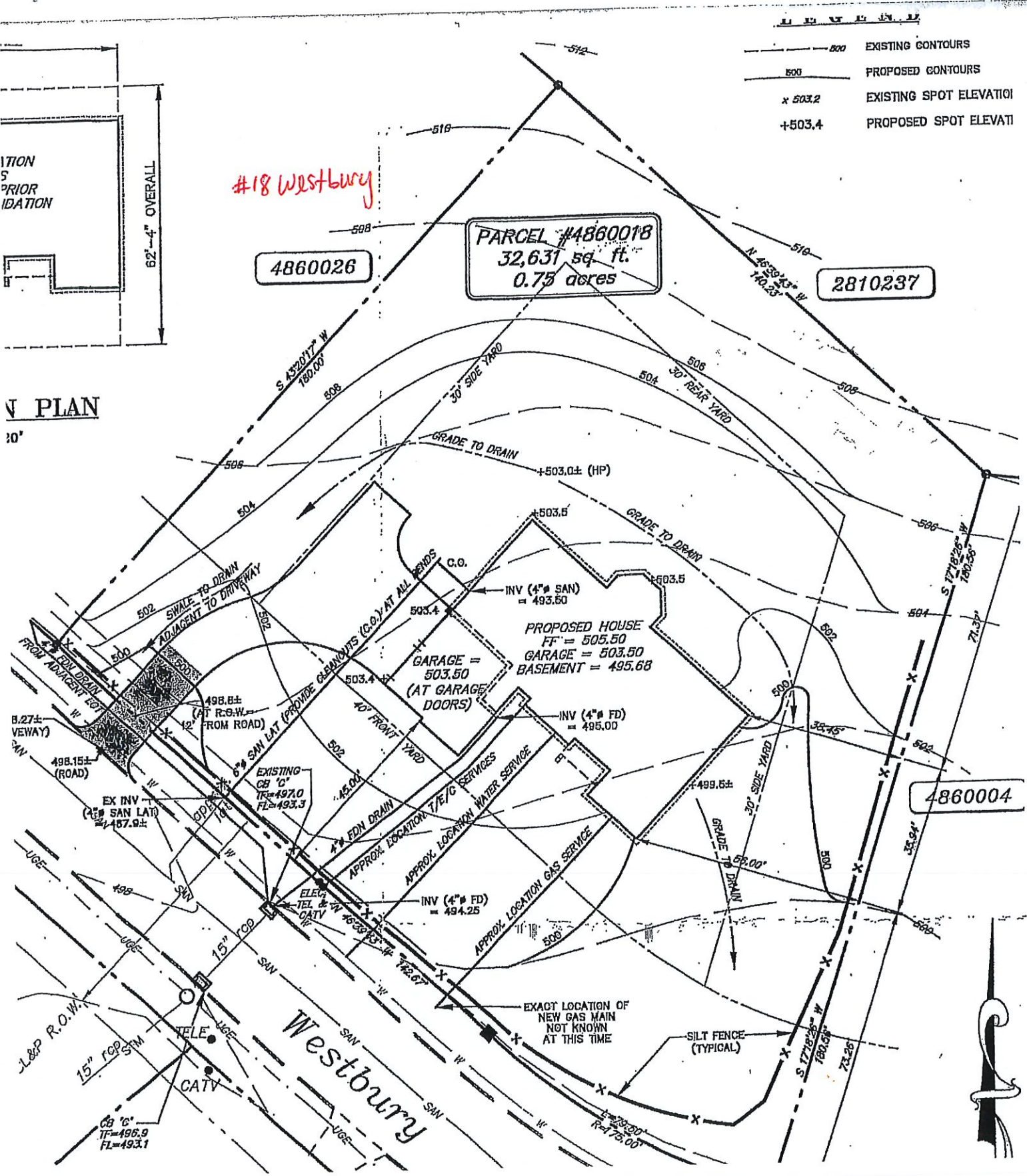
18 WESTBURY



18 WESTBURY



PLAN
10'



- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION

#18 Westbury

PARCEL #4860018
32,631 sq. ft.
0.75 acres

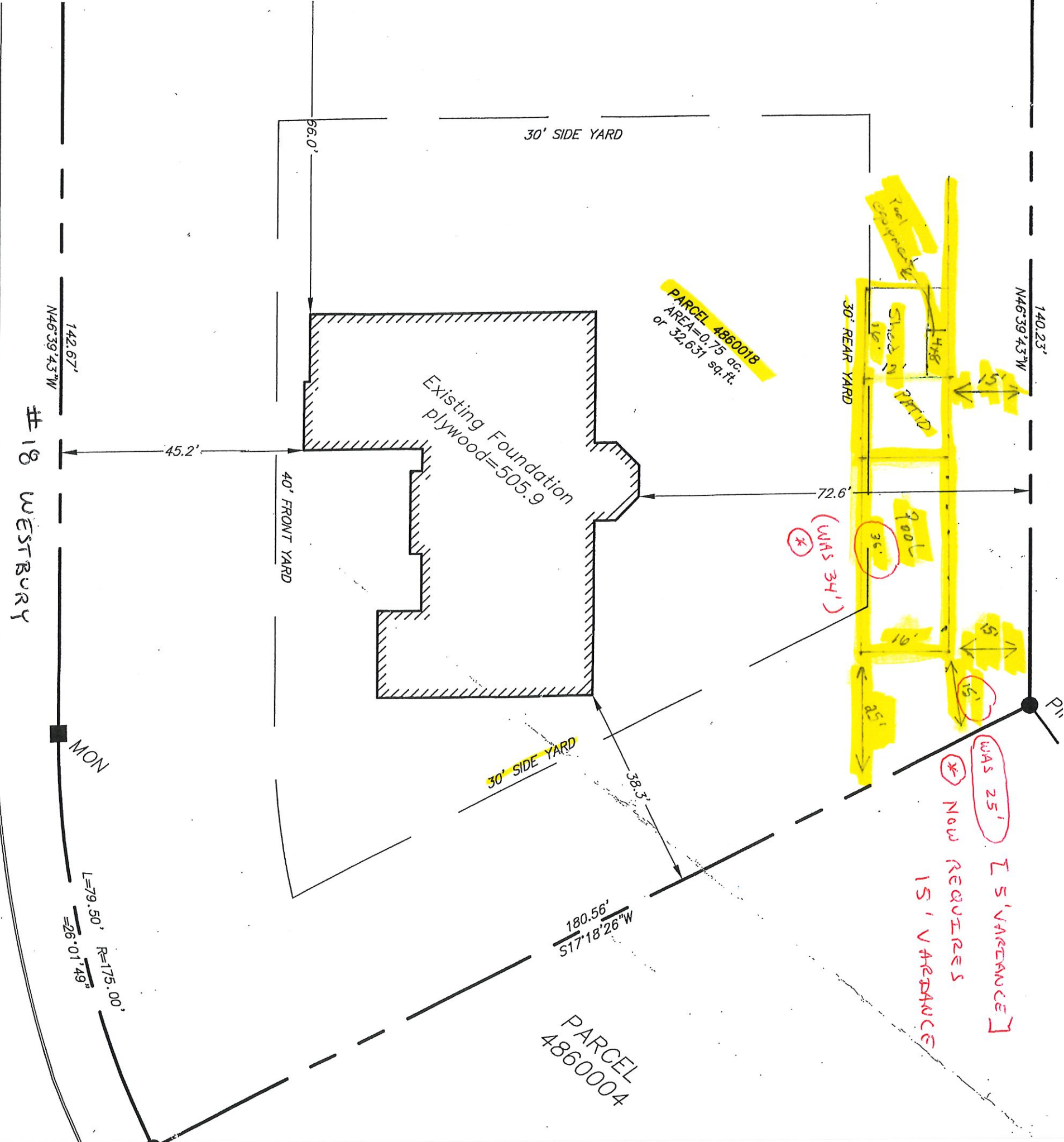
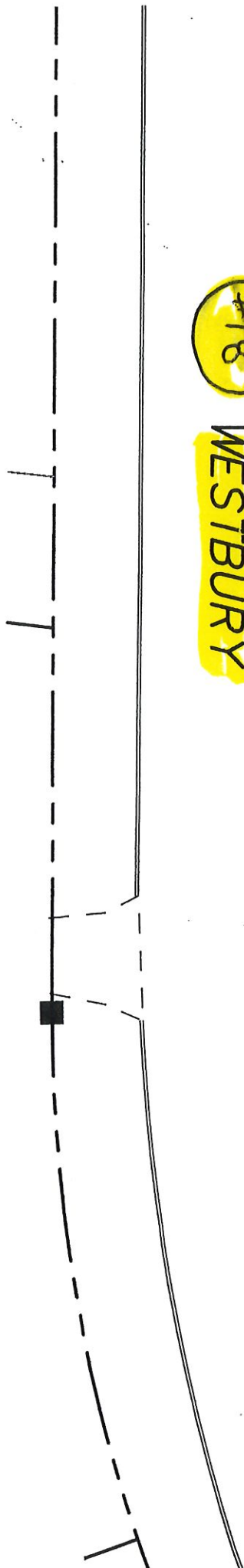
4860026

2810237

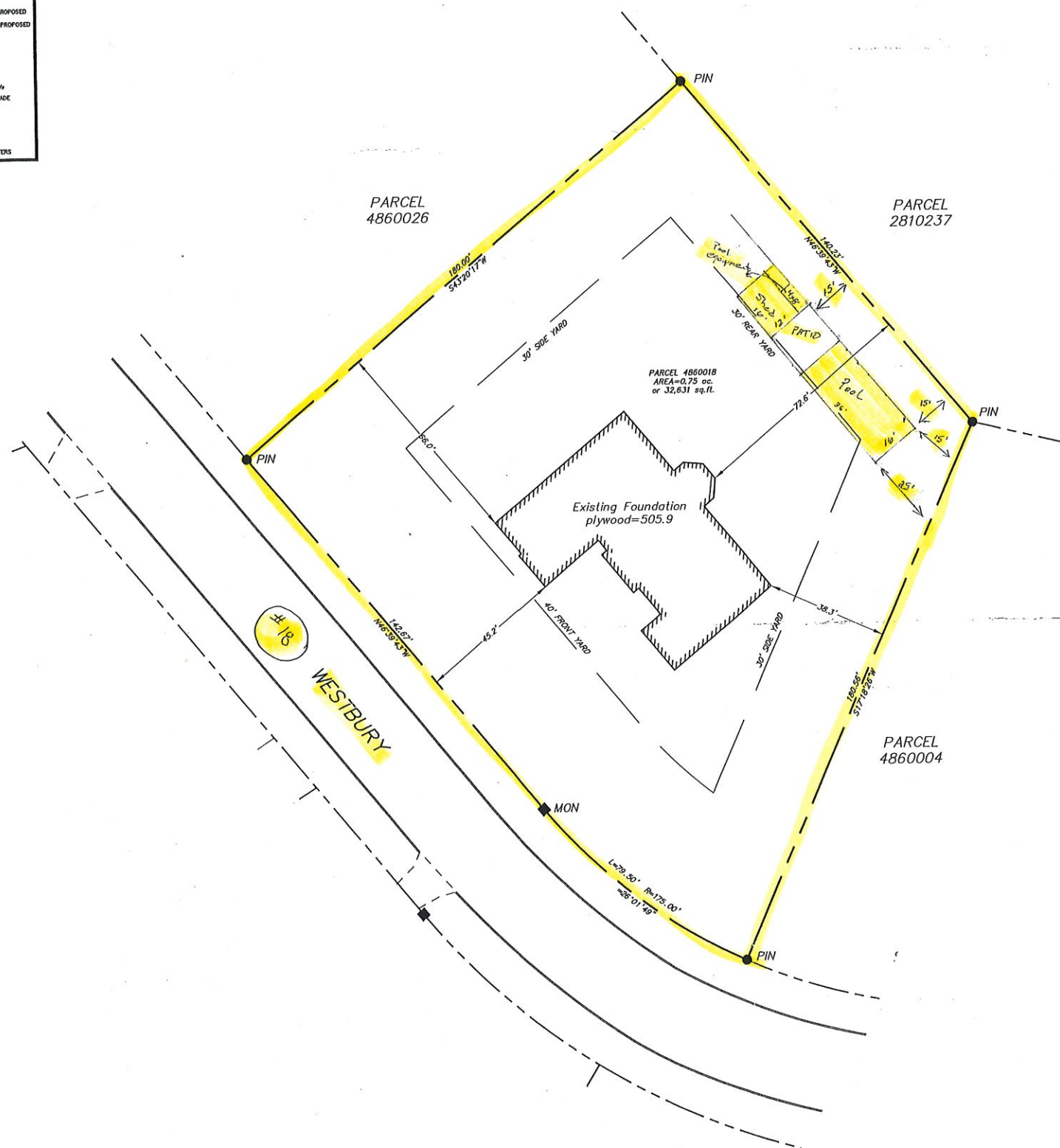
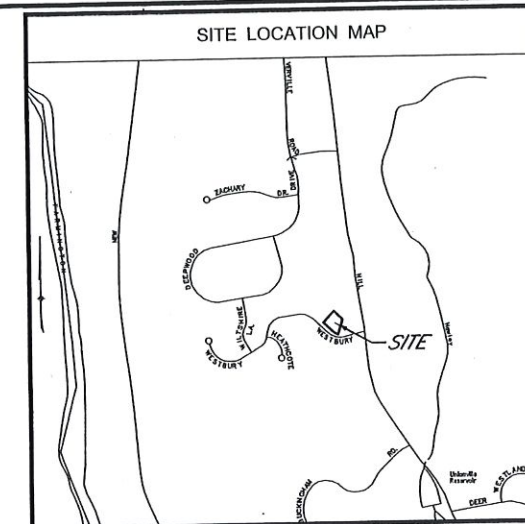
4860004

Westbury

#18 WESTBURY



LEGEND	
Property / Street Line	Concrete Monument / TO BE SET
Easement / Right of Way Line	Iron Pipe
Stone Wall	Iron Pin / TO BE SET
Wire / Chain Link Fence	LOT NUMBER (TYPICAL)
Water Course	Now or Formerly
Existing Contour	Type "C" Catch Basin / PROPOSED
PROPOSED CONTOUR	Utility Pole
PROPOSED SETBACK	Fire Hydrant
Underground Electric Line	Light Pole
Overhead Wire	Wellhead
Gas Line	Existing Spot Grade
Sewer Line	PROPOSED SPOT GRADE
Storm Sewer Line	Setback
Telephone Line	Water Gate
Water Line	Gas Gate
Tree Line	Existing Text - Lower Case "talls" Letters
Existing Structure	PROPOSED TEXT - UPPER CASE "TALL" LETTERS
PROPOSED CONST. ENTRANCE	



- NOTES:
- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
 - THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2".
 - THE BOUNDARY DETERMINATION CATEGORY IS A "DEPENDENT RESURVEY".
 - THE TYPE OF SURVEY IS A "ZONING LOCATION SURVEY".
 - THE PURPOSE OF THIS SURVEY IS TO DEPICT THE AS-BUILT LOCATION FOR THE EXISTING FOUNDATION.
 - ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
 - THE NORTH ARROW AND BEARINGS REFER TO MAP REFERENCE 4(A).
 - REFERENCE MAP(S):
 - RESUBDIVISION - WESTBURY, OWNER & APPLICANT CHARLES R. PILUTOWSKI, AS TRUSTEE OF THE CASIMIR S. PILUTOWSKI REVOCABLE TRUST AND EXECUTOR OF THE ESTATE OF REGINA P. PILUTOWSKI, 237 HUCKLEBERRY HILL ROAD & WESTBURY, AVON, CONNECTICUT SCALE 1"=40' 09-17-2013, HODGE, LLC
 - PROPERTY IS LOCATED IN ZONING DISTRICT R-30.
 - PROPERTY IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING:
 - RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS PER THE RECORD MAY APPEAR.
 - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON MAY HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO HODGE, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

TO: PAUL CONSTRUCTION GROUP, LLC
 TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.



ALL WORK, LABOR AND MATERIALS TO BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES AND LAWS WHICH SHALL TAKE PRECEDENCE OVER THESE DRAWINGS IN THE EVENT OF ERRORS AND/OR OMISSIONS HEREIN.

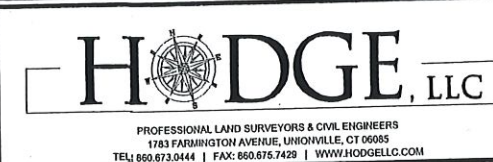
THE WORD "CERTIFY" OR "DECLARE" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE LAND SURVEYOR, AND/OR ENGINEER, WHICH IS BASED ON THEIR BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER A GUARANTEE OR WARRANTY.

THE INFORMATION CONTAINED HEREIN IS THE PROPRIETARY AND CONFIDENTIAL PROPERTY OF HODGE, LLC. REPRODUCTIONS, PUBLICATION, DISTRIBUTION, OR CIRCULATION IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF HODGE, LLC IS STRICTLY PROHIBITED. THIS DOCUMENT AND COPIES THEREOF ARE VALID ONLY IF THEY BEAR THE LAND SURVEYOR'S AND ENGINEER'S SIGNATURE AND SEAL.

© COPYRIGHT 2011, ALL RIGHTS RESERVED

NO.	DATE	DESCRIPTION

ZONING LOCATION SURVEY/ ASBUILT
 PREPARED FOR
PAUL CONSTRUCTION GROUP, LLC
 18 WESTBURY
 AVON, CONNECTICUT



DRAWN BY: KRG
 CHECKED BY: AH
 DATE: 07-21-2015
 SCALE: 1"=20'
 PROJECT: 113-30
 DRAWING:
1 of 1

4860018-AB

TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, NOVEMBER 19, 2020, 7:00 P.M.

**Virtual Public Hearing
VIA GOTOMEETING**

Join by web: <https://global.gotomeeting.com/join/868980085>; or
dial by phone: United States: +1 (872) 240-3212, **Access Code:** 868-980-085#

(scroll downward to see application materials)

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Application of Brian R. Janes, owner, and Glenn Caron, applicant, requesting from the Avon Zoning Regulations, Section IV.A.6, a 23-foot variance to the 40-foot front yard setback for a proposed 24' x 24' attached two-car garage, located at 200 Lovely Street in an R-30/R-40 Zone.

- Application (two pages).
- Image of proposed/similar structures and function plans
- 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.
- Subject property survey, June 1979.
- Neighborhood communications if received by Town of Avon.

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 10/28/20

OWNER Brian Jones

Address 200 Lovely St.

APPLICANT Glenn Caron

Address Avon, CT 06001

TELEPHONE NO 860-818-2652

Daytime Phone No 860-302-3476

Email: caronconstructionllc52@gmail.com

LOCATION OF AFFECTED PREMISES

ON THE South SIDE OF STREET IN AN R30/R40 ZONE

(R-30 FRONT HALF
R-40 REAR HALF)

ASSESSOR'S MAP NO. 11 PARCEL ID. 3060200 VOLUME 663 PAGE 985

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

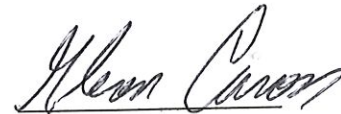
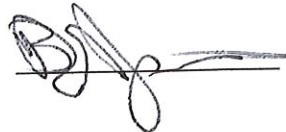
1. SPECIFIC DESCRIPTION OF VARIANCE REQUEST - (MUST BE SHOWN ON PLOT PLAN)
Addition of Garage (24' x 24')
2. VARIANCE of the following section(s) of the Zoning Regulations is/are requested IV-A-6
23-FOOT VARIANCE TO FRONT YARD SETBACK
(a) Why will strict application of the regulations produce UNDUE HARDSHIP?
b) Why is this hardship UNIQUE to these premises and not shared by other premises in the neighborhood?
c) This variance would not change the CHARACTER OF THE NEIGHBORHOOD because:
Garage will match existing structure
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.

SEE
ATTACHED

Signatures

Owners

Applicants



RECEIVED

N:\Planning\ZBA\ZBA Application Form_Rules\ZBAApplicationFORM_REVISIED_JAN2016.doc

OCT 30 2020

Planning Department
Town of Avon

TO THE ZONING BOARD OF APPEALS
Avon, Connecticut

PLEASE PRINT LEGIBLY

APPLICATION FEE \$160

Date 10/28/20

OWNER Brian Jones

Address 200 Lovely St.

APPLICANT Glenn Caron

Address Avon, CT 06001

TELEPHONE NO 860-818-2652

Daytime Phone No 860-302-3476

Email: caronconstructionllc52@gmail.com

LOCATION OF AFFECTED PREMISES

ON THE South SIDE OF STREET IN AN R30/R40 ZONE

ASSESSOR'S MAP NO. 11 PARCEL ID. 3060200 VOLUME 663 PAGE 985

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

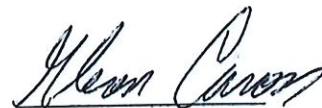
This APPEAL () Use () Area () Yards () Lot Width () Signs
relates to: (X) Building Lines () Lot Area () Other

- SPECIFIC DESCRIPTION OF VARIANCE REQUEST - (MUST BE SHOWN ON PLOT PLAN)
Addition of a 2-car garage to end of the exiting structure. 24' x 24'
- VARIANCE of the following section(s) of the Zoning Regulations is/are requested. IV-A-6
23-FOOT VARIANCE TO FRONT YARD SETBACK
(a) Why will strict application of the regulations produce UNDUE HARDSHIP?
Adding the garage will encroach on the 40' setback to the neighbor's property line by 24', leaving 17' between the garage and the property line.
b) Why is this hardship UNIQUE to these premises and not shared by other premises in the neighborhood?
Due to the setbacks, location of septic field and wetlands area, this is the only space where the garage can be added.
c) This variance would not change the CHARACTER OF THE NEIGHBORHOOD because:
The new garage will match the existing structure and style.
- 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



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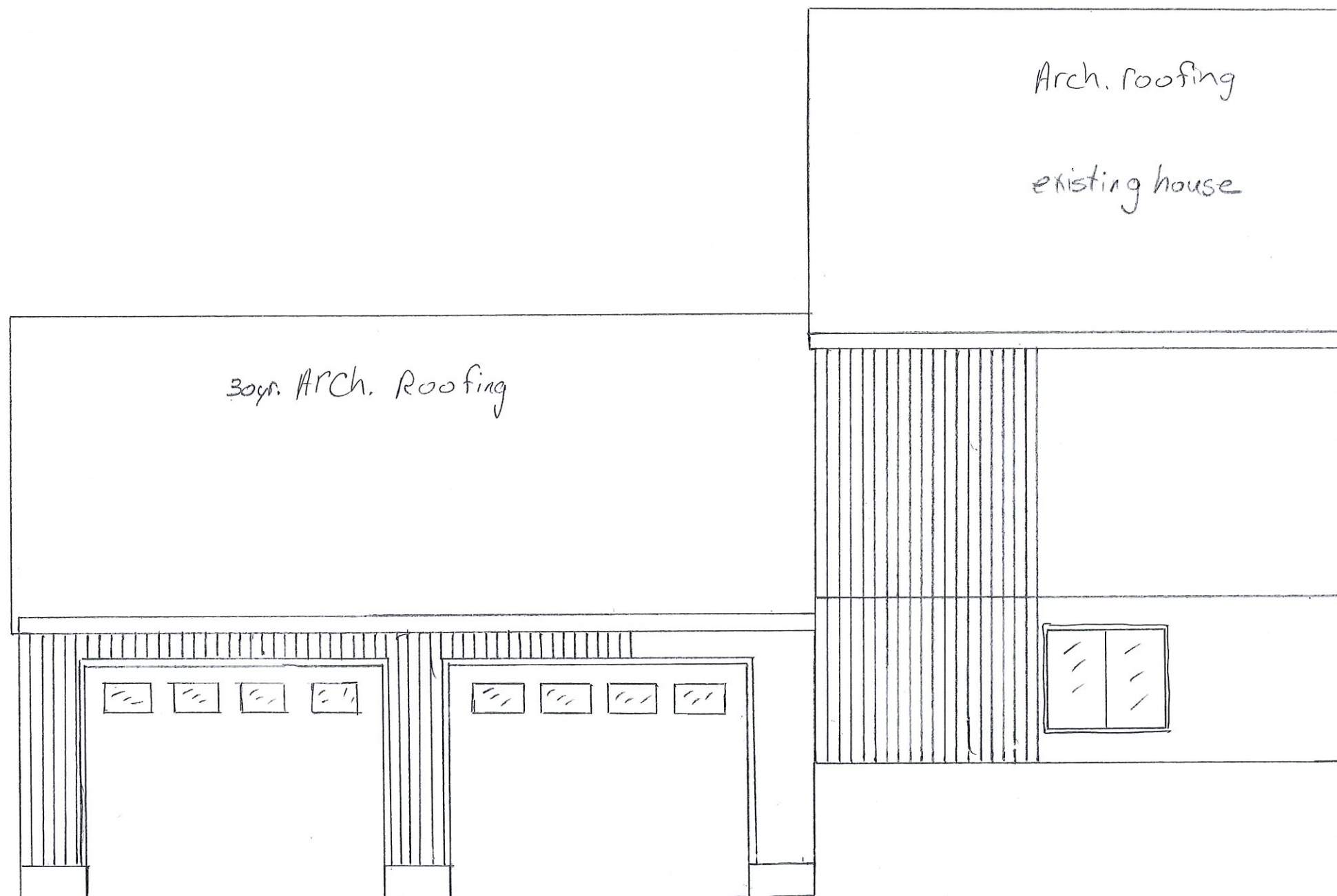
N:\Planning\ZBA\ZBA Application Form_Rules\ZBAApplicationFORM_REVISIED_JAN2016.doc

OCT 30 2020

Planning Department
Town of Avon

Caron Construction LLC
Glenn Caron
160 West Main St.
Avon, Ct. 06001
CaronConstructionLLC52@gmail.com
860-818-2652
HIC: 0652181

Janes Res. (garage)
200 lovely St.
Avon, Ct.



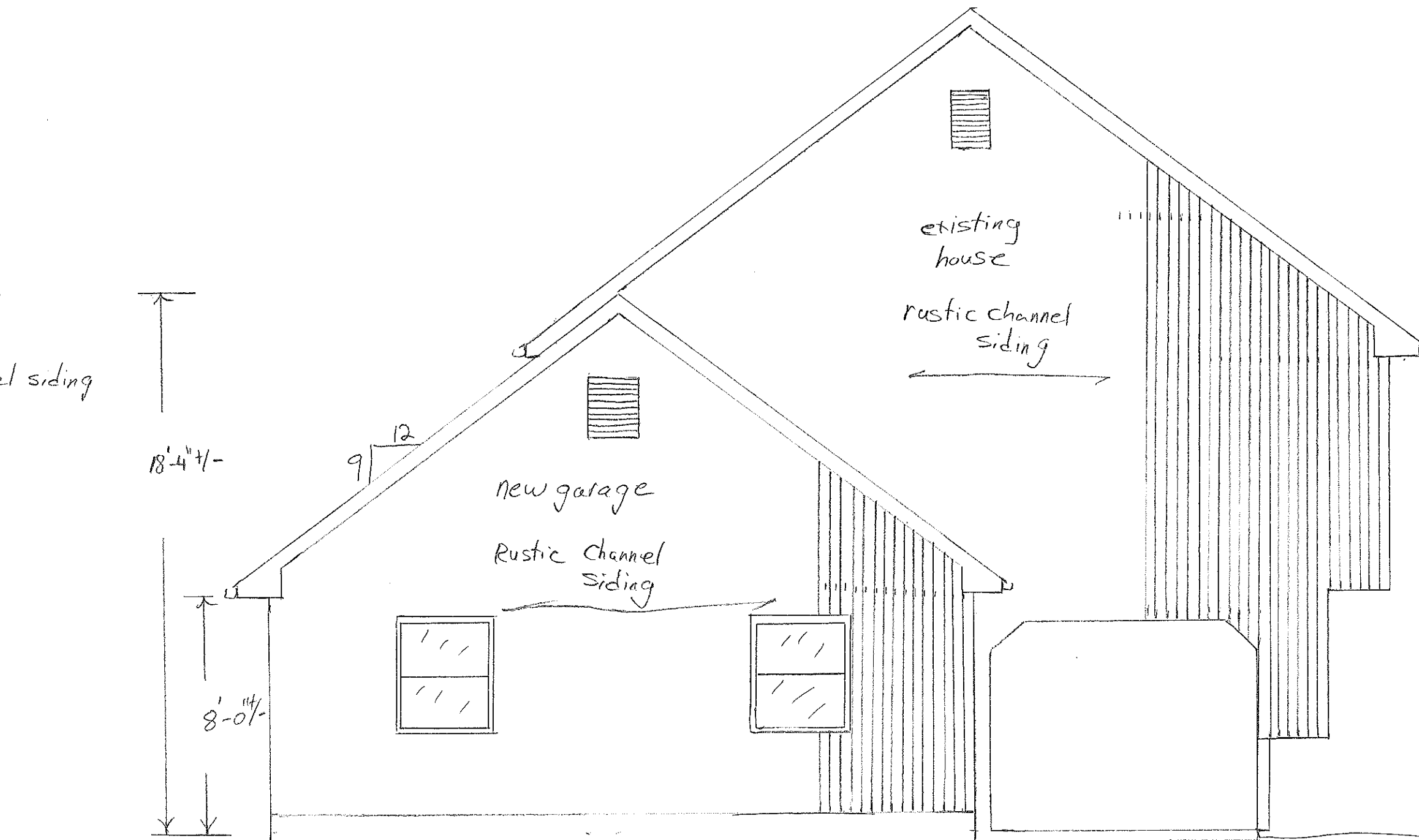
Caron Construction LLC
Glenn Caron
160 West Main St.
Avon Ct. 06001
Caron Construction LLC 52@gmail.com
860-818-2652
HFC: 0652181

Roof:

30yr. Arch. Roofing
ice/water
5/8" plywood
2x8 rafters @ 16" o.c.

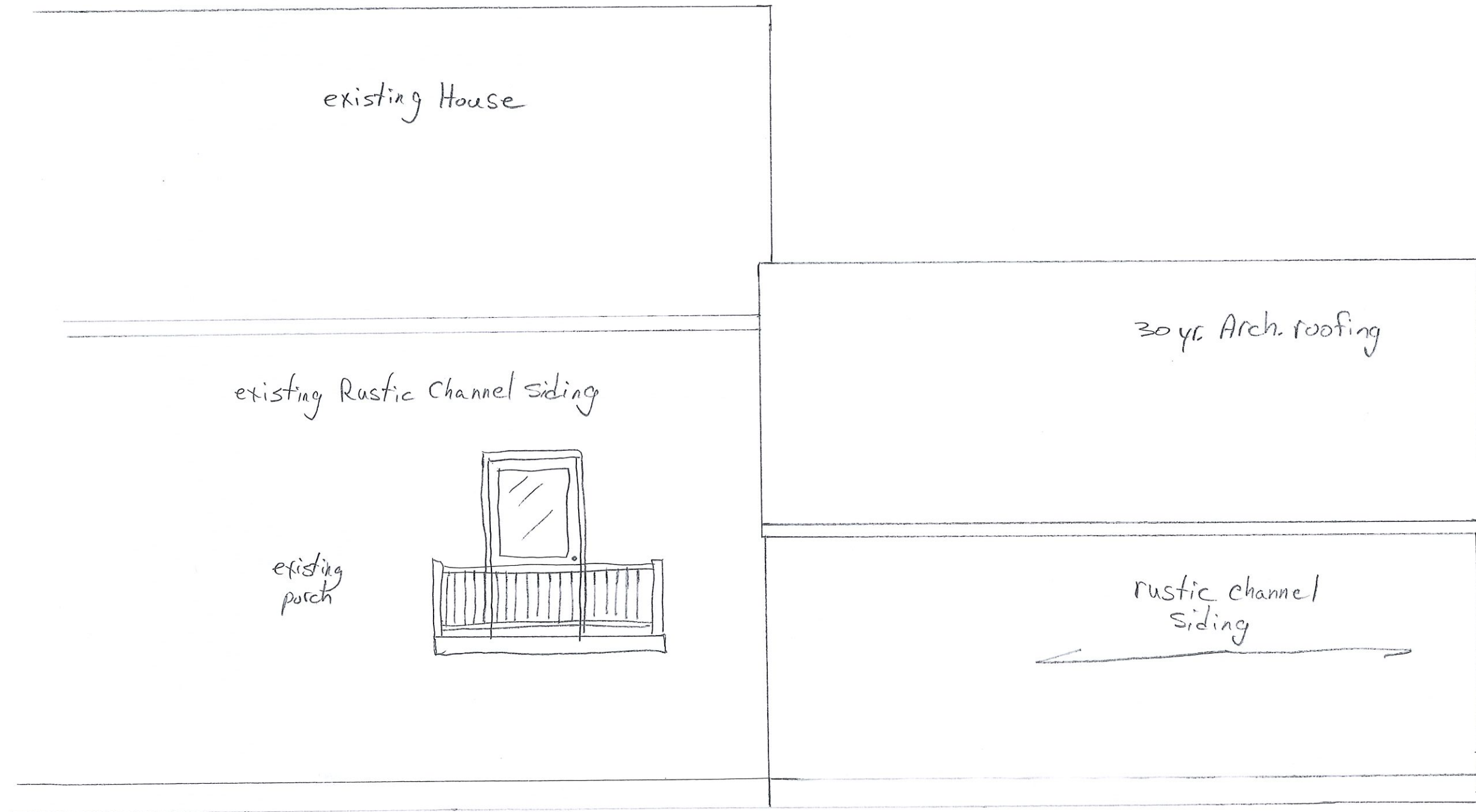
Walls:

Cedar Rustic Channel siding
Tyvek
1/2" plywood
2x6 @ 16" o.c.

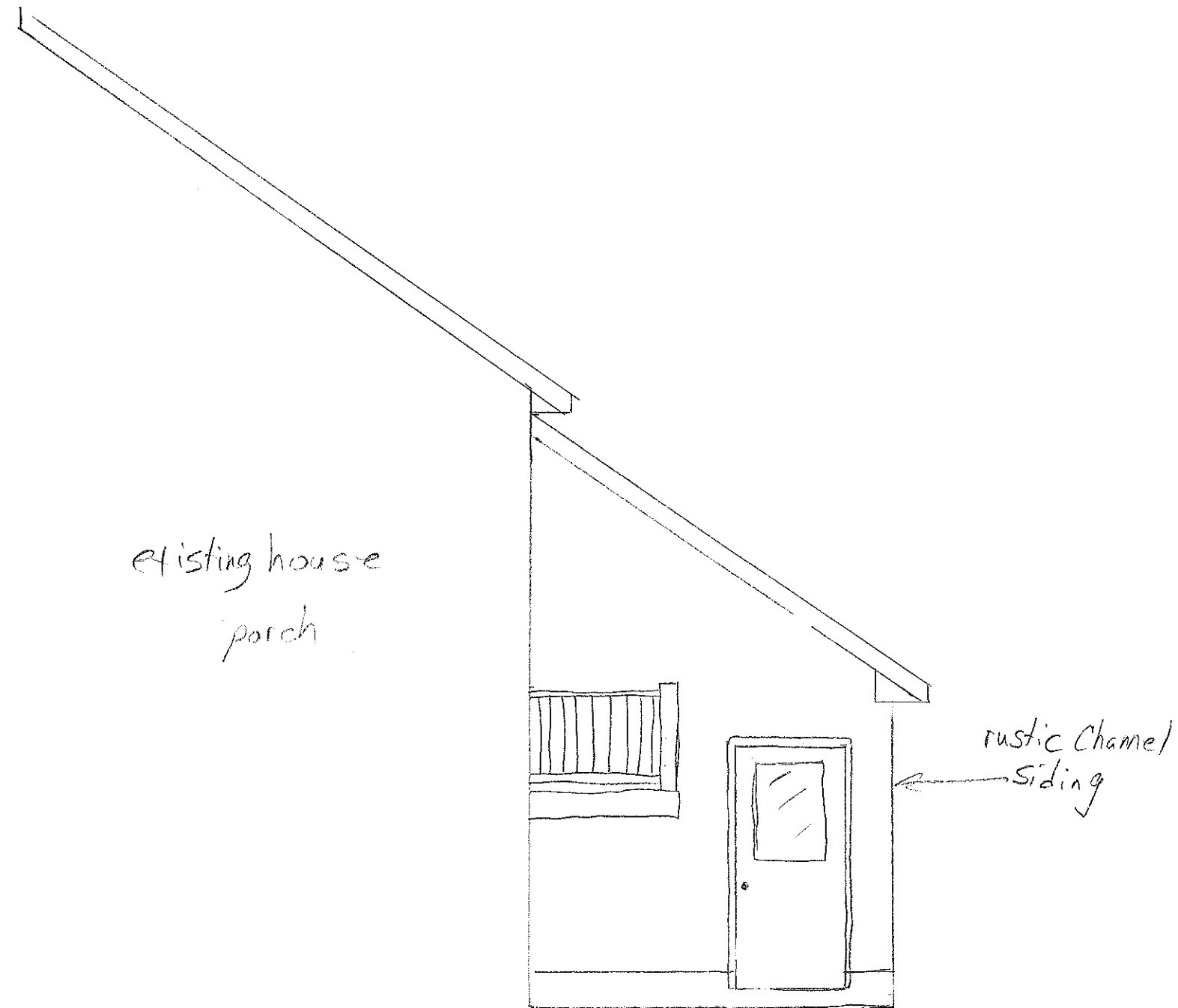


Caron Construction LLC
Glenn Caron
160 West Main St.
Avon, Ct. 06001
Caron Construction LLC52@gmail.com
860-818-7652
HIC 0652181

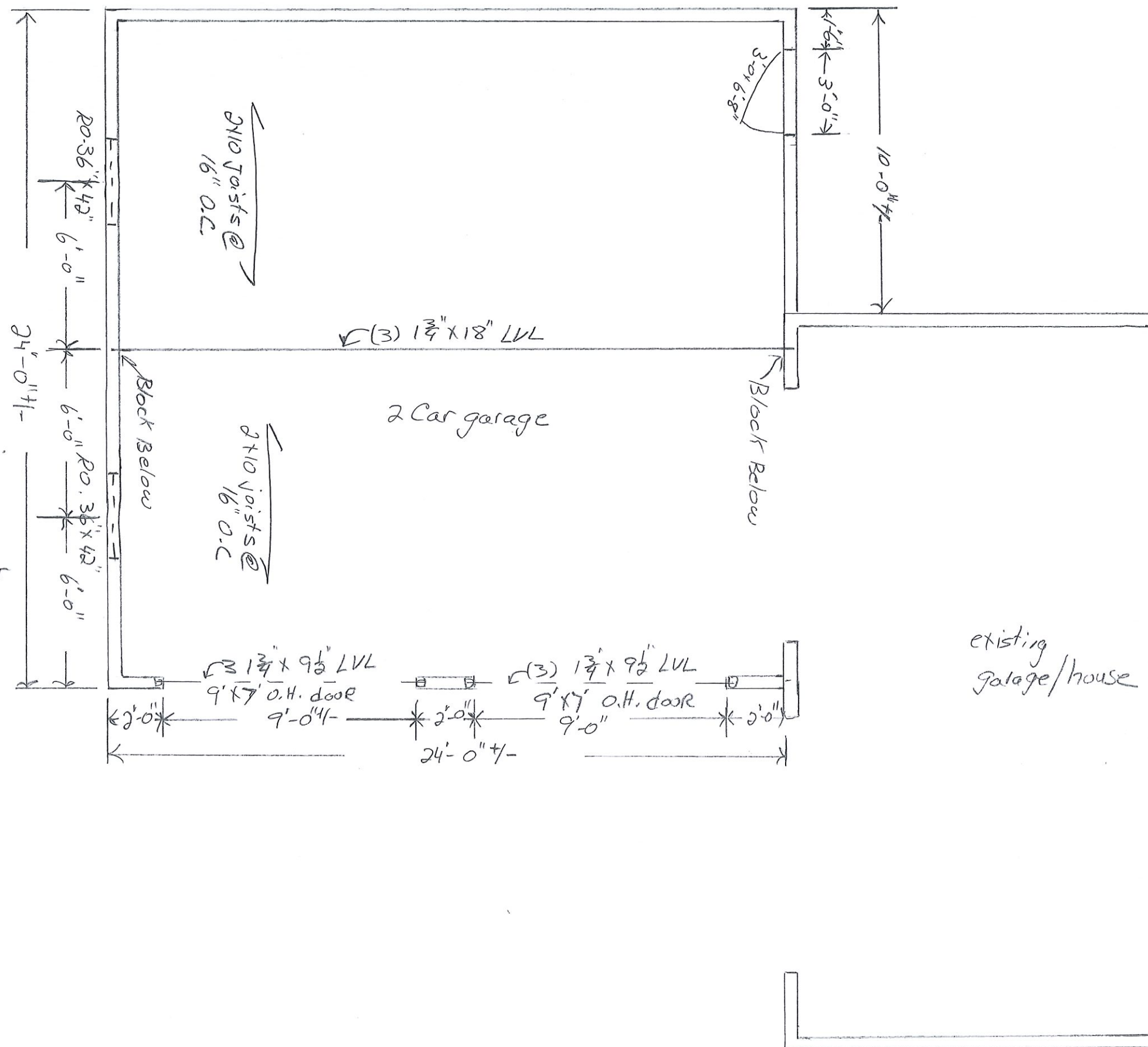
Janes Res. (garage)
200 lovely St.
Avon, Ct.



Caron Construction LLC
Glenn Caron
160 West Main St.
Avon, Ct. 06001
CaronConstructionLLC52@gmail.com
860-818-2652
HIC: 0652181



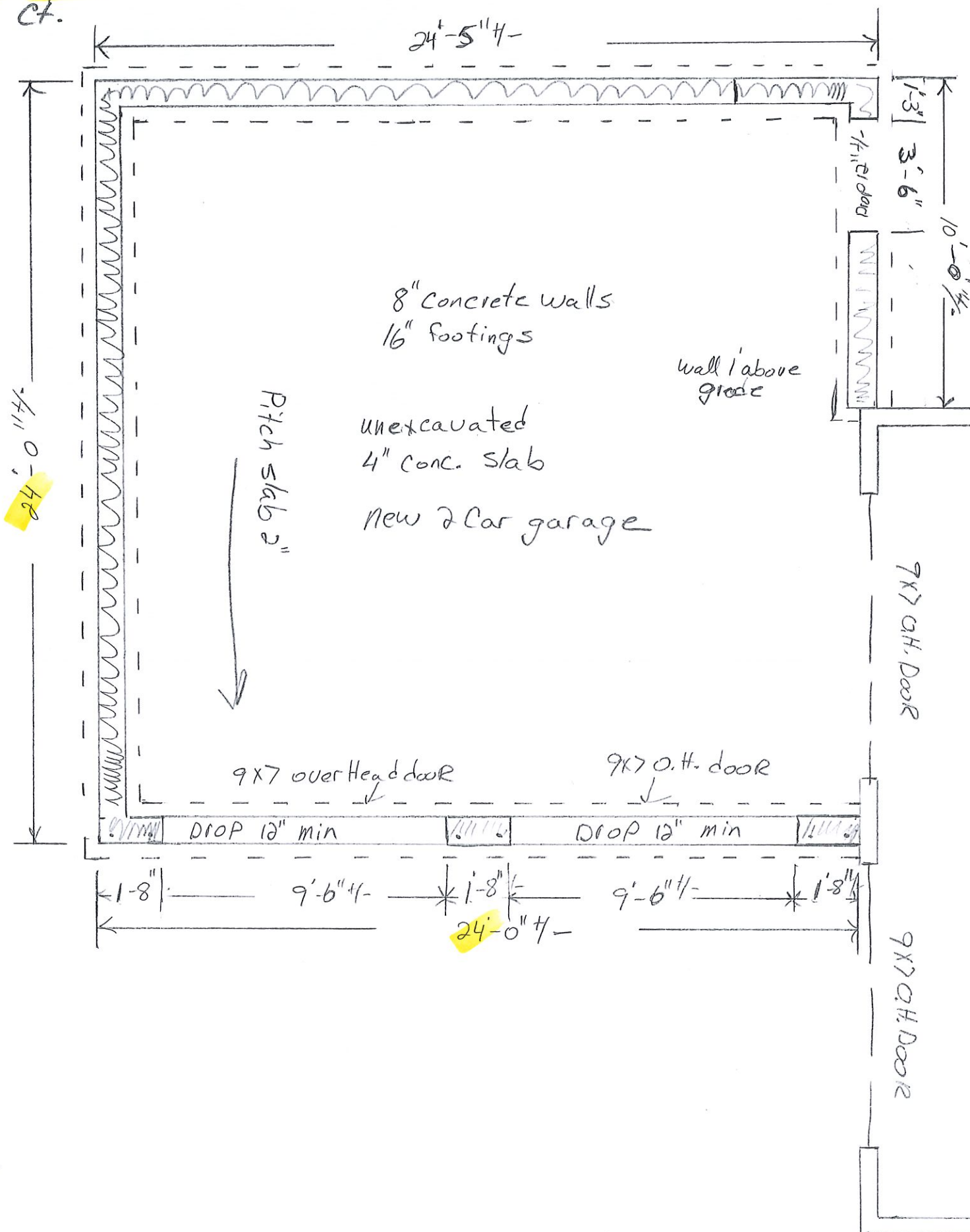
James Res. Garage
200 lovely St.
Avon, Ct.



Caron Construction LLC
 Glenn Caron
 160 West Main St.
 Avon, Ct. 06001
 CaronConstructionLLC52@gmail.com
 860-818-2652
 HIC: 0652181

JAMES RES.
 200 lovely st.
 Avon, Ct.

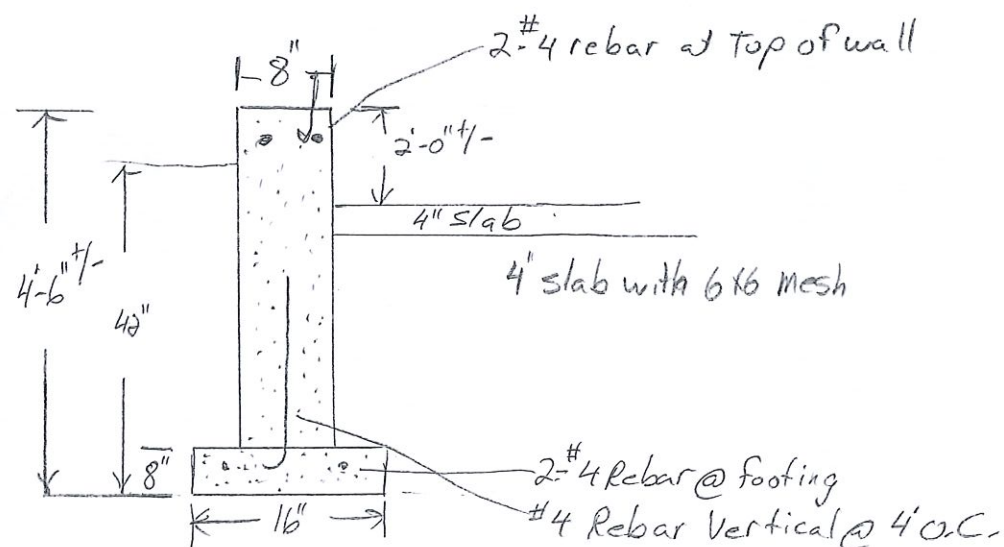
Foundation Plan



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OCT 30 2020

Planning Department
 Town of Avon





200 Lovely Street

• Town of Avon notice to abutting property owners

10/30/2020 2:13:40 PM

Scale: 1"=150'

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.

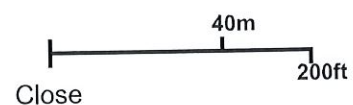


200 Lovely



Email Map Link

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



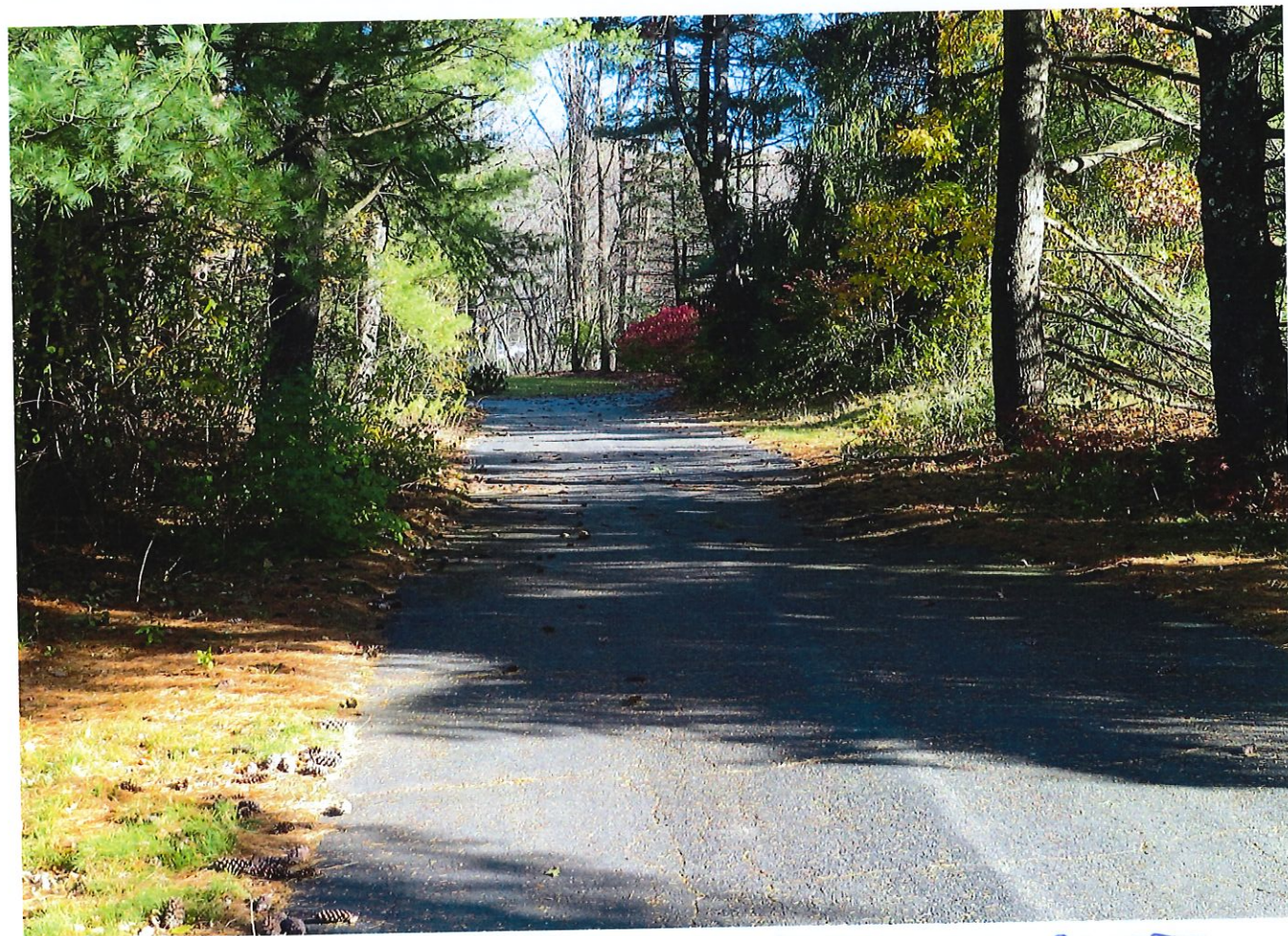
Print Map

Size:

Scale: 1" = ft. Title:

lat:41.8013, long:-72.8886

Tighe&Bond



200 LOVELY STREET



200 LOVELY STREET



200 LOVELY STREET

#200

Lovejoy Street

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Planning Department
Town of Avon

PARCEL "D-1"
AREA = 5,275 SQ. FT.
OR
0.12 ACRE

PARCEL "C-1"
AREA = 5,274 SQ. FT. OR 0.12 ACRE

PROPOSED 24' X 24' GARAGE
REQUIRES 23' VARIANCE

Percy Miles & Mae Agnes
Wilson

Cynthia D Hine

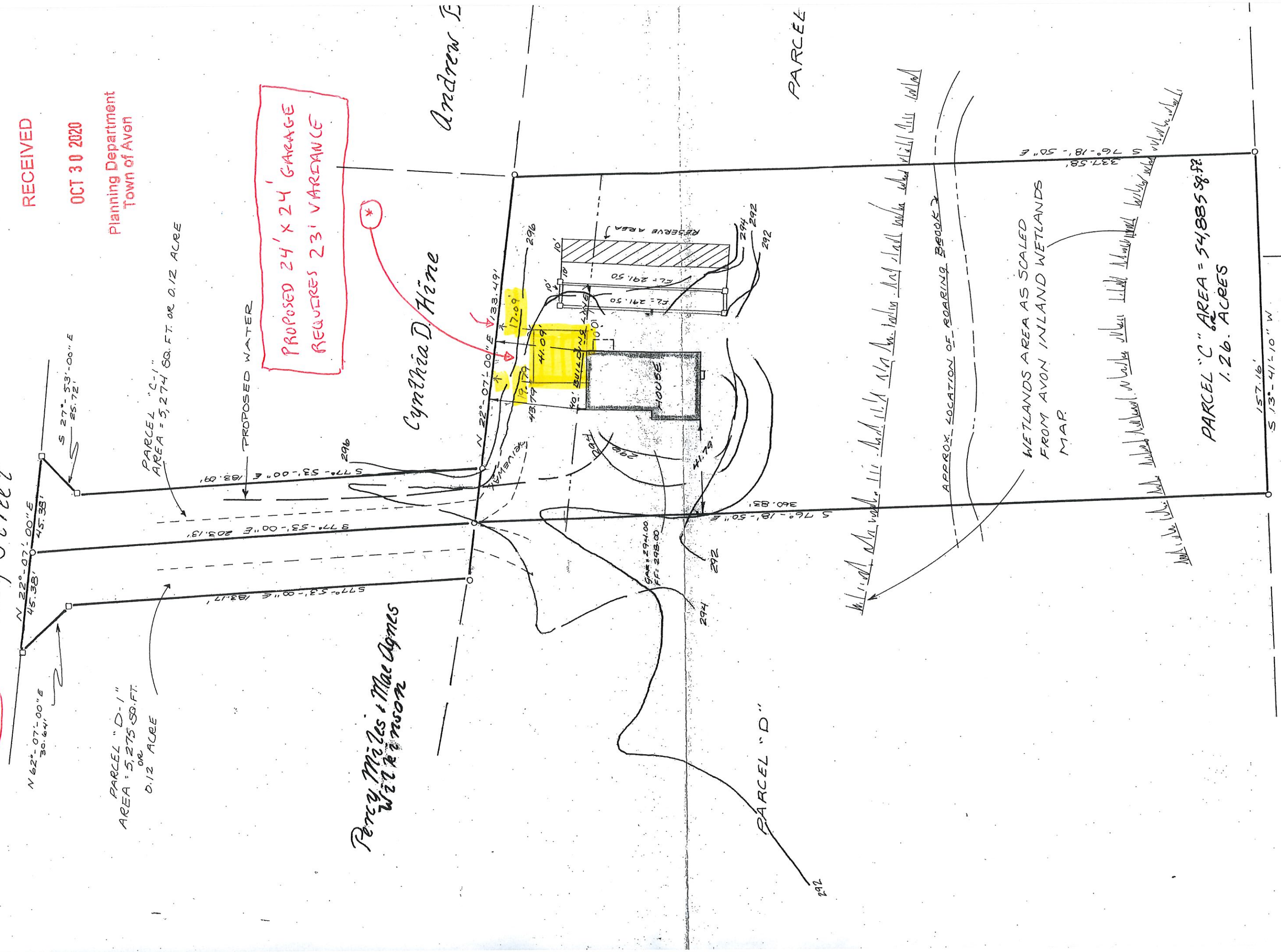
Andrew E

PARCEL "D"

PARCEL

WETLANDS AREA AS SCALED
FROM AVON INLAND WETLANDS
MAP

PARCEL "C" AREA = 54,885 sq. ft.
1.26 ACRES



#200

Lovely Street

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OCT 30 2020

Planning Department
Town of Avon

PARCEL "D-1"
AREA = 5,275 SQ. FT.
OR
0.12 ACRE

PARCEL "C-1"
AREA = 5,274 SQ. FT. OR 0.12 ACRE

PROPOSED 24' X 24' GARAGE
REQUIRES 23' VARIANCE

Percy Mailes & Mae Agnes
Wilkinson

Cynthia D. Hine

Andrew Berg

PARCEL "D"

PARCEL "B"

APPROX. LOCATION OF BOARING BROOK

WETLANDS AREA AS SCALED
FROM AVON INLAND WETLANDS
MAP

PARCEL "C" AREA = 54,885 SQ. FT.
1.26 ACRES

NOTE: FOR REFERENCE SEE MAP ENTITLED, "PLAN OF
SUBDIVISION, LAND OWNED BY, DEVELOPMENT
CORPORATION OF CONNECTICUT, LOVELY STREET, & HELENA
ROAD, AVON, CONNECTICUT, SCALE 1"=40', SEPTEMBER, 1977.
CERTIFIED SUBSTANTIALLY CORRECT, W.F. GRUNEWALD,
SURVEYOR, HODGE SURVEYING ASSOCIATES, P.C."

NOTE: FOR CONTINUOUS GRADING SEE ADJOINING PLOT PLAN OF
PARCEL "D"

NOTE: PROPOSED SANITARY DISPOSAL SYSTEM EQUALS 2 LEACHING
TRENCHES, 75' LONG BY 2.50' WIDE OR A MINIMUM OF 375' OF LEACHING
AREA, BASED ON A PERL RATE OF 1 TO 5 MIN/IN. FOR A 3
BEDROOM HOUSE. PROPERTY TO BE SERVED BY PUBLIC WATER SUPPLY.

NOTE: HOUSE LOCATED AS SHOWN ON AUGUST 24, 1979.
LOCATION DOES NOT VIOLATE THE ZONING
ORDINANCE OF THE TOWN OF AVON.

W. F. Grunewald, Surveyor



MAP OF PARCEL "C"
OWNED BY
Avonridge, Inc.
LOVELY STREET & HELENA ROAD
AVON, CONNECTICUT
Scale 1"=40' June 1979
certified substantially correct,

Edward F. Reister, Surveyor

Hodge Surveying Associates, P.C.

Avonridge Sub-division — Section I