



Town of Avon

60 West Main Street
Avon, Connecticut 06001-3719
(860) 409-4300 • www.avonct.gov

LEGAL NOTICE TOWN OF AVON

The Zoning Board of Appeals of the Town of Avon will hold a **Special Meeting for a Virtual Public Hearing on Thursday, January 7, 2021, at 7:00 p.m., via GoToMeeting**, on the following:

Application of Avon Park South Office Center Associates, LLC, owners; and Bruce Shein, applicant; requesting from Avon Zoning Regulations, Section VII. C. 4. b. (2), a variance to use One (1) Darling Drive on a new sign, the number as assigned by the Avon Tax Assessor is required, located at 15 Darling Drive in an IP Zone.

Application of Judith A. Clements and Christina Racine, owners/applicants; requesting from Avon Zoning Regulations, Section IV. A. 2. e, a 3-foot variance from the required 25-foot side yard setback to permit the placement of a generator, located at 94 Lofgren Road in an R-40 Zone.

Application of Andrew M. Willauer, owner/applicant; requesting from Avon Zoning Regulations, Section IV. A. 6., an 11-foot variance from the required 15-foot side yard setback and a 28-foot variance from the required 40-foot front yard setback for a 10' x 20' shed with dormer, located at 1 Mountain Ledge in an R-15 Zone.

All interested persons may join and be heard and written communications will be received. Copy of this notice is on file in the Office of the Town Clerk, Town Hall. Dated at Avon this 28th day of December, 2020.

ZONING BOARD OF APPEALS

Eileen Carroll, Chair
Christy Yaros, Vice-chair

RECEIVED
2020 DEC 28 AM 9:00
ANN L. DEARSTYNE
AVON TOWN CLERK

**TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, JANUARY 7, 2021, 7:00 P.M.**

**VIRTUAL SPECIAL MEETING FOR A PUBLIC HEARING
VIA GOTOMEETING**

**Join by web, <https://global.gotomeeting.com/join/118428877>;
or Dial by phone, United States: +1 (786) 535-3211,
Access Code: 118-428-877**

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

I. PUBLIC HEARING:

Application of Avon Park South Office Center Associates, LLC, owners; and Bruce Shein, applicant; requesting from Avon Zoning Regulations, Section VII. C. 4. b. (2), a variance to use One (1) Darling Drive on a new sign, the number as assigned by the Avon Tax Assessor is required, located at 15 Darling Drive in an IP Zone.

Application of Judith A. Clements and Christina Racine, owners/applicants; requesting from Avon Zoning Regulations, Section IV. A. 2. e, a 3-foot variance from the required 25-foot side yard setback to permit the placement of a generator, located at 94 Lofgren Road in an R-40 Zone.

Application of Andrew M. Willauer, owner/applicant; requesting from Avon Zoning Regulations, Section IV. A. 6., an 11-foot variance from the required 15-foot side yard setback and a 28-foot variance from the required 40-foot front yard setback for a 10' x 20' shed with dormer, located at 1 Mountain Ledge in an R-15 Zone.

II. OTHER BUSINESS:

III. NEXT REGULARLY SCHEDULED MEETING: January 21, 2021

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 January 21, 2020.

Motion to adjourn the meeting. Second the motion.

Chair states the meeting is adjourned.

TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, JANUARY 7, 2021, 7:00 P.M.

Virtual Public Hearing
VIA GOTOMEETING
Join by web, <https://global.gotomeeting.com/join/118428877>;
or Dial by phone, United States: +1 (786) 535-3211,
Access Code: 118-428-877

(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 Avon Park South Office Center Associates, LLC, owners; and Bruce Shein, applicant; requesting from Avon Zoning Regulations, Section VII. C. 4. b. (2), a variance to use One (1) Darling Drive on a new sign, the number as assigned by the Avon Tax Assessor is required, located at 15 Darling Drive in an IP Zone.

- Application (one page).
- Letter of explanation regarding application, from applicant parties Bruce Shein and Jerry Cohen.
- Town of Avon memorandum from Town Assessor Harry DerAsadourian to Town Director of Planning and Community Development Hiram Peck.
- Image of proposed/similar sign, side A and side B; and image of existing sign at location.
- Photographic images of sign and property taken by Town staff.
- GIS map of abutting properties; (ZBA public hearing notification sent to abutting owners via postal mail).
- Subject property plot plan indicating existing sign location.
- Town of Avon Code.
- 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.

RECEIVED

①

TO THE ZONING BOARD OF APPEALS
Avon, Connecticut

NOV 24 2020

Planning Department
Town of Avon
APPLICATION FEE \$160

PLEASE PRINT LEGIBLY

Date 11/23/20
OWNER Avon Park South Office Center Assoc LLC
APPLICANT Bruce Shein
TELEPHONE NO 860 205 6133
Address 1 Darling Dr
Address 11 Oak Bluff Avon CT 06001
Daytime Phone No 860 205 6133
Email: Bruceshein@comcast.net

LOCATION OF AFFECTED PREMISES

ON THE West SIDE OF STREET IN AN IP ZONE

ASSESSOR'S MAP NO. 2030015 PARCEL ID. 170 VOLUME 593 PAGE 593

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

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

- SPECIFIC DESCRIPTION OF VARIANCE REQUEST - (MUST BE SHOWN ON PLOT PLAN)
To use One Darling Drive as the address instead of 15 Darling Dr
To use One instead of the number 1
- VARIANCE of the following section(s) of the Zoning Regulations is/are requested) VII.C.4.b.(2)
 - Why will strict application of the regulations produce UNDUE HARDSHIP?
myself and the tenants have been using One Darling Dr for 33 yrs
 - Why is this hardship UNIQUE to these premises and not shared by other premises in the neighborhood?
The planning & zoning commission granted us a special exception on 12/8/1987 to use the One Darling Drive address and now that we want a new sign we would like to
 - This variance would not change the CHARACTER OF THE NEIGHBORHOOD because: continue using one Darling Drive
we will be replacing an existing sign with a new 24' sign
- 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
Jerome S. Cohen Bruce Shein, Member Bruce Shein
Jerome S. Cohen Avon Park South Office Center Assoc LLC

Avon Park South Office Center Associates, LLC
One Darling Drive, Avon CT 06001
Bruce Shein & Jerry Cohen 860-205-6133



The tenants and owners of One Darling Drive are asking the Planning & Zoning Commission to allow a free standing directory sign where our present sign has stood for the last 33 years.

The tenants would like their name on the sign but also want "One Darling Drive" on the sign because they have spent a lot of time and money marketing their businesses using the address One Darling Drive. All of their customers and suppliers know the address as One Darling Dr. The post office delivers their mail addressed to One Darling Drive. Each of the tenants has had Letter head, business cards, checks and brochures printed with One Darling Drive as well as hundreds to thousands of pieces of correspondence to their customers and vendors with that address. It is not right that the Town of Avon ask the 14 tenants in the building to change their address. Two of the tenants have been using One Darling Drive for the entire 33 years.

The Avon Planning and Zoning Commission on December 4, 1987 granted a special exception on the application of Avon Park South Office Center Associates so as 15 Darling Drive will also be known as One Darling Drive and allow a detached sign at One Darling Drive. A copy is attached here to. Among other reasons they allowed One instead of 15 is that it is the first lot on the street and the number One makes more sense than 15 does.

The Planning and Community Development Department would like us to put "15" on the top of the sign in super large 9 inch numbers and "One Darling Drive" as part of the 24 Sq. Ft. area to be used for tenants names. This would be confusing to everyone coming to the building and look foolish to everyone driving by. (hey look at that sign it has two addresses on it, which is the right address?).

The police and fire departments know the property as One Darling Drive having driven by the property thousands of times and because it is the property adjoining the Fire Department Company #1(Headquarters).

Our present sign has 5 1/2 letters spelling out One Darling Drive, which letters are easily seen and read as you are driving up or down Darling Dr. In fact most people wouldn't know they are on Darling Drive if it were not for our sign. Because they see the big sign at the beginning of the street that says Avon Park South.

As an owner of the building, we have spent thousands of hours and dollars marketing the One Darling Drive building to all the commercial realtors in half of the state of CT for the past 33 years. We have placed newspaper advertisements, advertisements in the program book for the Talcott Mountain Music Festival (The Hartford Symphony Orchestra performances in Simsbury). We have placed ads on Google, Loop Net (the multiple listing service of commercial property) Co-Star, and City Feet . Over the years we have mailed out post cards to every business in Avon, Canton, and Simsbury advertising One Darling Drive.


We would like the address spelled out in words above the 24 sq. ft. of the sign used for the names of the business in the building.

Be Safe and Thank you,
Bruce Shein & Jerry Cohen

1p2c App #4933

PZC App 4933

TOWN OF AVON
MEMORANDUM

TO: Hiram Peck, Director of Planning and Community Development
FROM: Harry Assessor, Assessor 
DATE: November 12, 2020
RE: P&Z Application #4933

It is my understanding the property owner at 15 Darling Drive is requesting a Special Exception from having to place the legal street number (#15) on a new sign. Current regulations require the street number to appear.

I would ask the Commission to require the placement of the legal street number on the sign for the following reasons:

1. The legal address is 15 Darling Drive used by Town departments.
2. The owner chose to name his property One Darling Drive for marketing purposes and ignored the legal address.
3. Directly across the driveway is another property which is numbered 12 Darling Drive
4. Street numbers are selected based on a specific street numbering system.
5. Other property owners within Avon Park South and along Route 44 have complied with the current regulation showing both their street number and business/building name.

Any hardship which may exist was created when the property owner chose to ignore the street number which was assigned by the Town.

HD:jw

RECEIVED

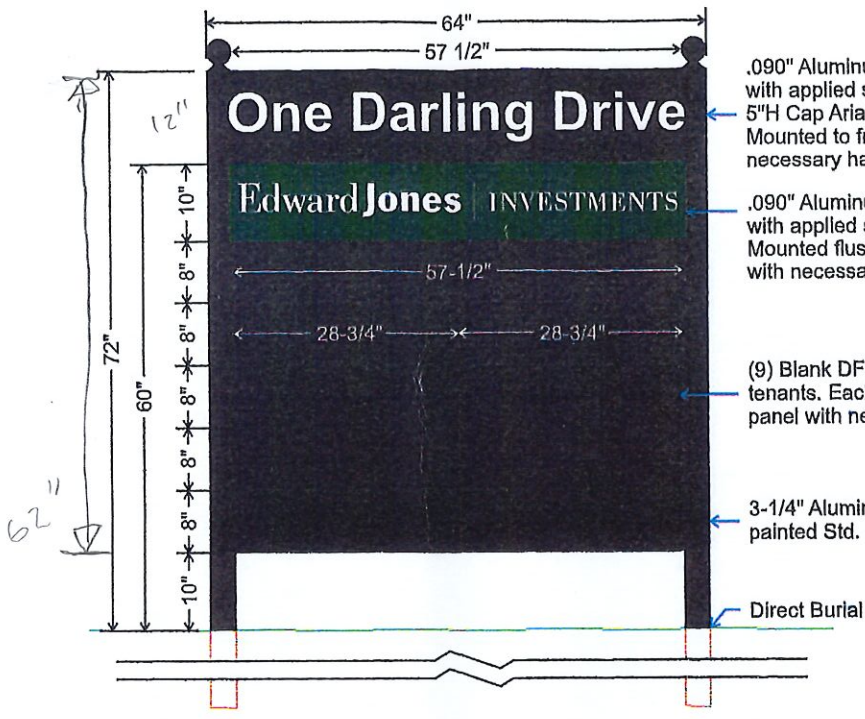
NOV 12 2020

Planning Department
Town of Avon

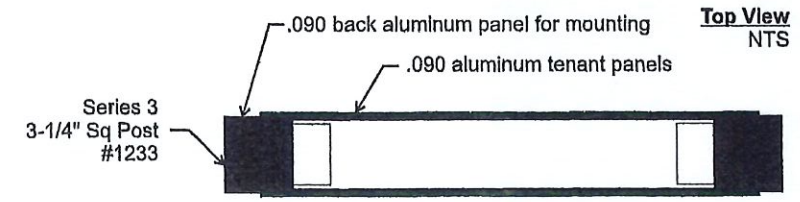
P2C App #4933

Sign 01 - Aluminum D/F Post and Panel (Side A)

3/4" = 1'
 Non-Illuminated monument to be illuminated by external source. Electrical scope of work is not included with signage.



- .090" Aluminum Panel painted black with applied std. white vinyl graphics 5"H Cap Arial Bold Font Mounted to front of square posts with necessary hardware.
- .090" Aluminum Panel painted green with applied std. white vinyl graphics. Mounted flush to .090 black aluminum panel with necessary hardware
- (9) Blank DF .090" Aluminum Panels for other tenants. Each mounted flush to .090 black aluminum panel with necessary hardware.
- 3-1/4" Aluminum Square Posts painted Std. black



- Paint to Match**
- Matthews Paint MP00767 Custom color formula
 - Monument Painted Std. Black
- Vinyl to Match**
- Vinyl to match White

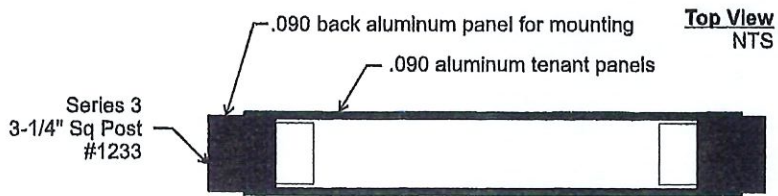
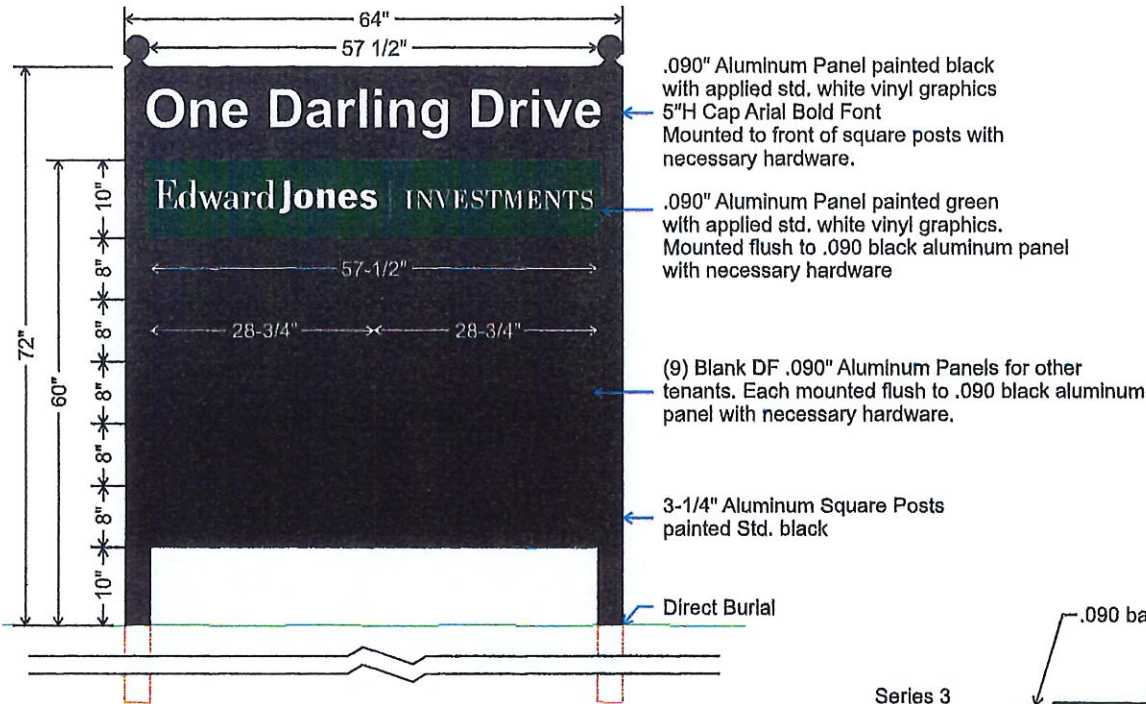
57 1/2" x 62"
 24.75

11 tenants max

Edward Jones Client		 MEMBER INTERNATIONAL ASSOCIATION	 LISTED	ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF <u>SOUTH WATER SIGNS</u> , AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM <u>SOUTH WATER SIGNS</u> .	SWS WD CODE <div><input checked="" type="checkbox"/> F <input type="checkbox"/> E <input checked="" type="checkbox"/> V <input type="checkbox"/> R <input type="checkbox"/> C <input type="checkbox"/> O <input checked="" type="checkbox"/> P</div>	
Job # 7040655	State # 65662					
Drawn by MR						
Date 05.08.20						
Latest Revision 10.27.20 MR						
Address: 15 Darling Dr, Suite 7 Avon, CT 06001		934 N. Church Road Elmhurst, IL 60126 P 630.333.4900 F 630.333.4915				

Sign 01 - Aluminum D/F Post and Panel (Side B)

1" = 1'
Non-Illuminated monument to be illuminated by external source. Electrical scope of work is not included with signage.



Paint to Match

Matthews Paint MP00767
Custom color formula
Monument Painted
Std. Black

Vinyl to Match

Vinyl to match
White

Edward Jones <small>Client</small>		MEMBER  <small>NATIONAL ASSOCIATION OF REALTORS</small>	 LISTED	ALL DESIGNS PRESENTED ARE THE SOLE PROPERTY OF south water signs , AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM south water signs .	SWS WD CODE <div><div><div><div><div><div></div></div></div><div><div><div>F</div><div>E</div></div></div><div><div><div>V</div><div>R</div></div></div><div><div><div>C</div><div>O</div></div></div><div><div><div>P</div></div></div></div></div></div>	 South Water Signs
Job # 7040885	Store # 55662					
Drawn By MR		Address: 15 Darling Dr, Suite 7 Avon, CT 06001	934 N. Church Road Elmhurst, IL 60126 P 630.333.4900 F 630.333.4915			
Date 05.08.20						
Latest Revision 10.27.20 MR						







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

100m

300ft

Close

Print Map

Town of Avon notice to abutting property owners

Size:

▼

Scale: 1" =

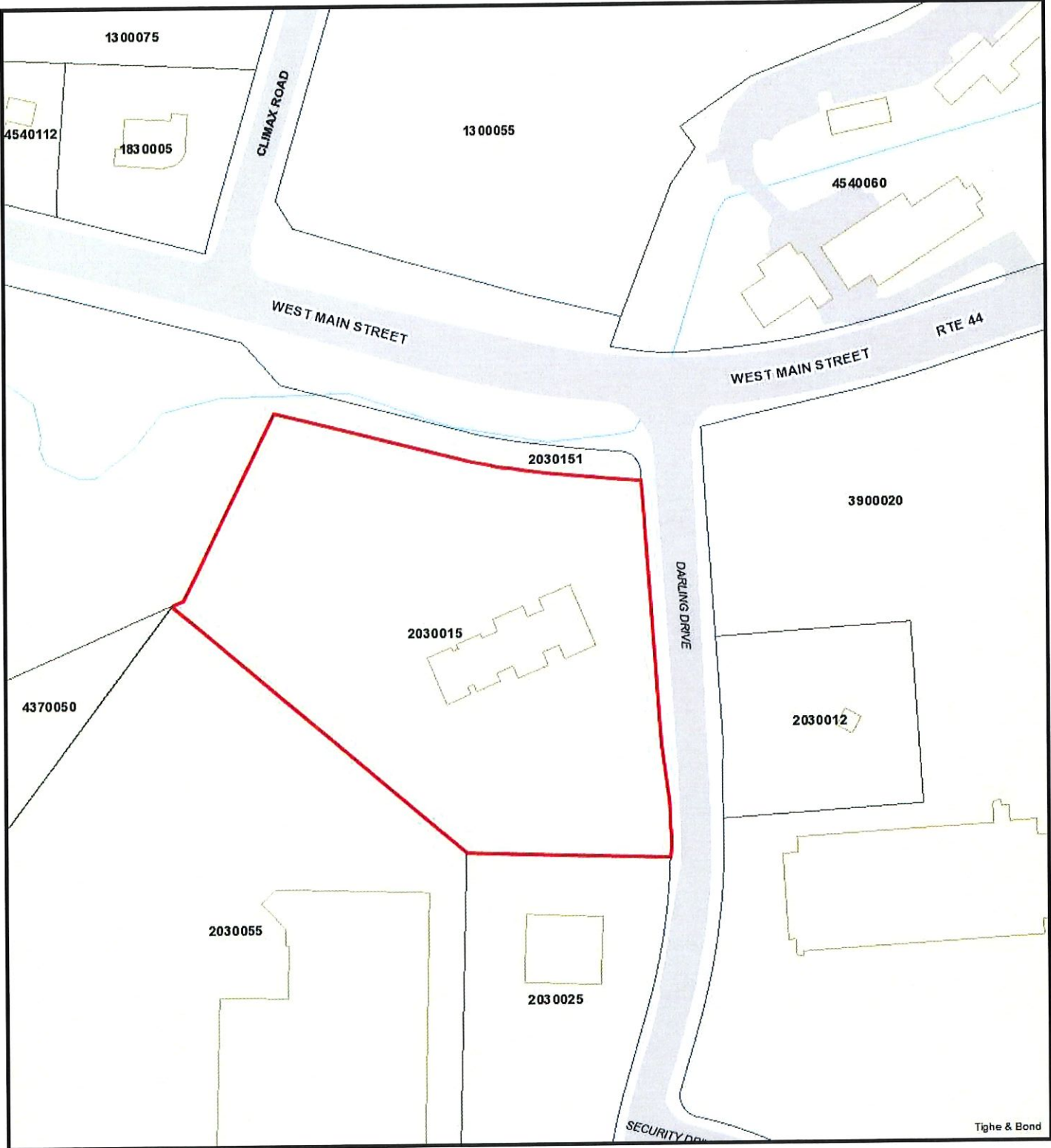
ft.

Title:

Close

Print

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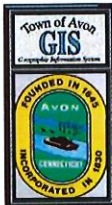
15 Darling Drive

11/25/2020 4:16:37 PM

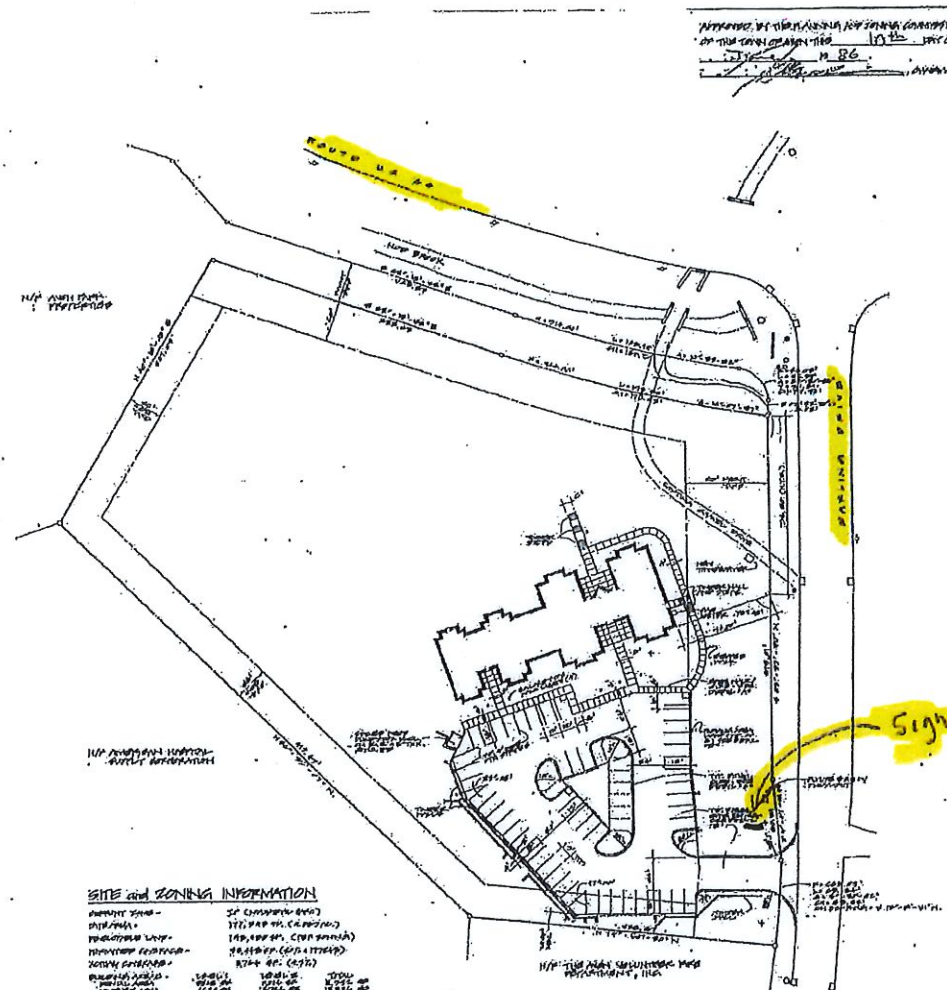
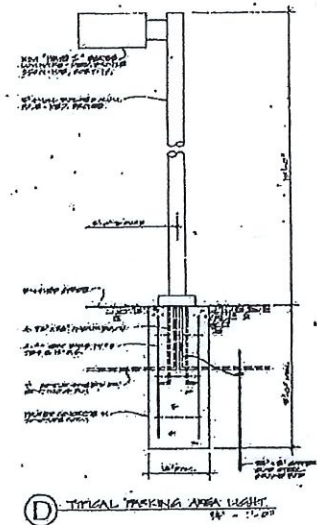
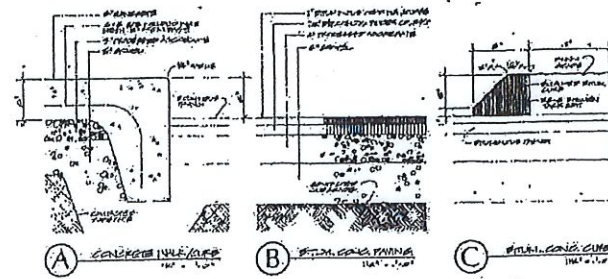
Scale: 1"=150'

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.



p2c App#4933



SITE and ZONING INFORMATION

Property Owner: [Name]
Property Address: [Address]
Zoning District: [District]
Site Area: [Area]
Building Area: [Area]
Parking Area: [Area]
Other Information: [Text]

1249

1/45



15 Darling Drive

1 Darling Drive
Project No. 1522
Area: 15.00 Acres
Area: 15.00 Acres

KENYON & CUTLER
architects
1501 1st Street, Suite 100
San Francisco, CA 94103
Phone: (415) 398-1234
Fax: (415) 398-1235
Email: info@kcutler.com

1249

L1

The street number shall be exempt from the height and area requirements otherwise specified in this regulation.

- (2) *Low-profile detached identification signs.* One sign per lot not exceeding 24 square feet in area and not exceeding five feet in height above the ground for identification of an occupant, building, or complex may be permitted by the Commission as a special exception in accordance with the criteria in Section VII.C.5. No low-profile detached identification signs are allowed in the CS or NB Zone. To assist the public in identifying the street address of a place of business and as an aid to public safety, applicants seeking approval of a detached sign shall include a street number to be located on the top of the proposed sign. This number shall be flush-mounted with the top of the sign. An applicant shall utilize a street number as assigned by the Avon Tax Assessor. Numbers may not be depicted utilizing letters or Roman numerals. The number shall be housed in an area no larger than 12 inches in height and 24 inches in length and contain numbers which are nine inches in height. To aid in public safety, the area used for the number shall be similar in design, construction, and color to the main portion of the sign.

The street number shall be exempt from the height and area requirements otherwise specified in this regulation.

The Commission may allow two smaller, one-sided, low-profile detached identification signs per lot as a special exception where it finds that:

- (a) Both signs are similar in content and design;
- (b) The combined area of both signs shall not exceed 24 square feet;
- (c) Signs will be spaced at intervals such that only one sign will be legible at any time from any traveling direction on the adjacent street; and
- (d) The proposed design and its incorporation into the landscape is more attractive on the particular site.

The Commission may allow two smaller, two-sided, low-profile detached identification signs per lot as a special exception where it finds that:

- (a) The combined area of both signs shall not exceed 24 square feet and both are similar in content and design;
- (b) The building for which the signs are requested is in excess of 20,000 square feet in area;
- (c) The building is served by two or more main driveways;

TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, JANUARY 7, 2021, 7:00 P.M.

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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, Boards & Committees, Zoning Board of Appeals:

Application of Judith A. Clements and Christina Racine, owners/applicants; requesting from Avon Zoning Regulations, Section IV. A. 2. e, a 3-foot variance from the required 25-foot side yard setback to permit the placement of a generator, located at 94 Lofgren Road in an R-40 Zone.

- Application (two pages).
- Addendum to ZBA application (five pages) submitted by owners/applicants, including subject property plot plan showing proposed location for generator and site setbacks; Avon zoning map excerpt showing general location; and property site photographs taken by owners/applicants.
- Image and specifications of proposed generator.
- GIS map of abutting properties; (ZBA public hearing notification sent to abutting owners via postal mail).
- 2016 Town GIS aerial view of subject property.
- Multiple views of subject property; photographs by Town staff.
- Subject site property As-built map.
- 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.

RECEIVED

2

TO THE ZONING BOARD OF APPEALS
Avon, Connecticut

NOV 24 2020

PLEASE PRINT LEGIBLY

APPLICATION FEE \$160
Planning Department
Town of Avon

Date November 24, 2020

OWNER Christina Racine & Judith Clements Address 94 Lofgren Road, Avon, CT 06001

APPLICANT Christina Racine & Judith Clements Address 94 Lofgren Road, Avon, CT 06001

TELEPHONE NO 860-593-4357 Daytime Phone No 860-593-4357

LOCATION OF AFFECTED PREMISES Email: racine@amazon.com

ON THE Northerly SIDE OF STREET IN AN R40 ZONE

ASSESSOR'S MAP NO. 004 (Clerk Map 08-070) PARCEL ID. 3030094 VOLUME 711 PAGE 525

Previous appeals have been made with respect to these premises as follows: Date: n/a

This APPEAL relates to: ☐ Use ☐ Area ☒ Yards ☐ Lot Width ☐ Signs
☒ Building Lines ☐ Lot Area ☒ Other

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

Placement of generator (49" wide by 24" deep and needing to be 18" from house) within 25 feet of side yard property line as per attached plot plan.

3' VARIANCE TO REQUIRED SIDE YARD

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

(a) Why will strict application of the regulations produce UNDUE HARDSHIP? Please see attached addendum

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

c) This variance would not change the CHARACTER OF THE NEIGHBORHOOD because: Please see attached addendum

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




Judith Clements
Christina Racine

Judith Clements
Christina Racine

Addendum to the Zoning Board of Appeals Application
Submitted by Judith Clements and Christina Racine, 94 Lofgren Road, Avon, CT
Parcel ID 3030094

Section 2.

- a) **Why will strict application of the regulations cause UNDUE HARDSHIP?** Placement of the proposed generator more than 25 feet from the adjoining ROS Open space property line significantly limits its available placement area. The requested location (as shown on the attached plot plan) maintains its close proximity to the gas line to which it will be connected and limits the view from the street maintaining aesthetics and retaining the character of the neighborhood.
- b) **Why is this hardship UNIQUE to these premises and not shared by other premises in the neighborhood?** Given the parcel's abutment to ROS Open space, and the distance from neighboring property lines, noise will be reduced should the generator be needed in the event of a prolonged power outage.
- c) **This variance would not change the CHARACTER OF THE NEIGHBORHOOD because?** This variance, if granted, would maintain the character of the neighborhood by allowing placement on the side of the property nearest to the gas connection, versus the front of the home.

In addition, this generator will only be used in the event of a prolonged power outage similar to the 5 day outage on August 5, 2020 caused by Tropical Storm Isaias and will not run for extended periods of time except in the rare circumstances created by weather or similar emergencies. Further, due to the age of the home owner/resident (Judith Clements, age 75), an elongated lapse of power could potentially cause undue detriment to her health.

Addendum to the Zoning Board of Appeals Application
Submitted by Judith Clements and Christina Racine, 94 Lofgren Road, Avon, CT
Parcel ID 3030094

Figure 1. Plot Plan with proposed generator placement location

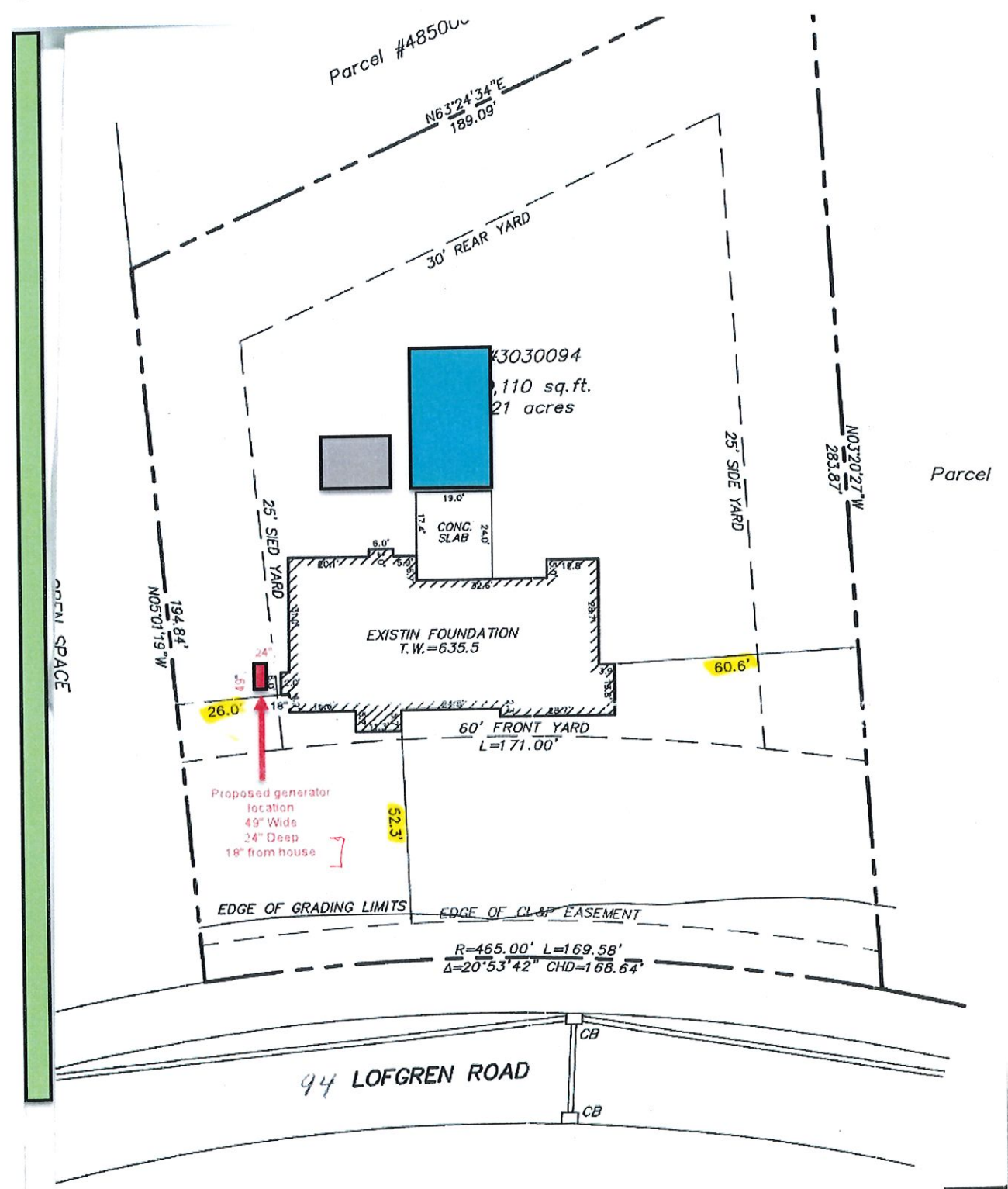
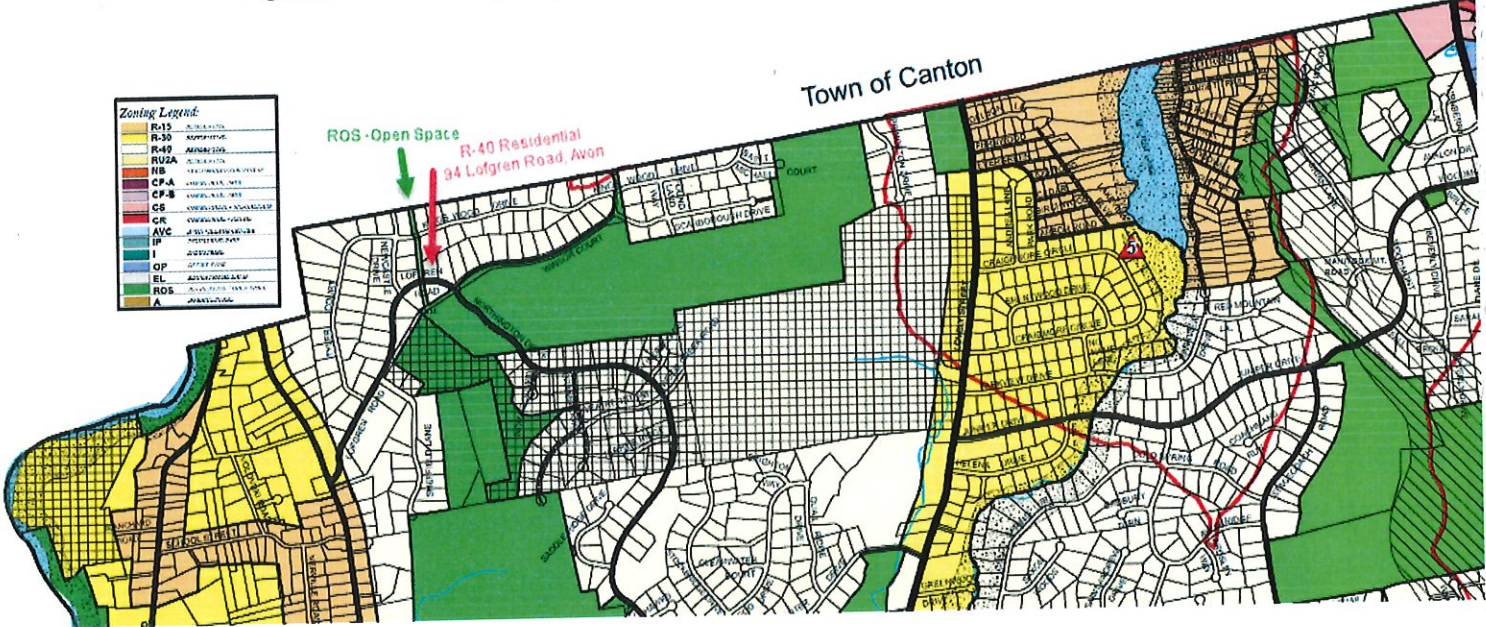


Figure 2: Avon Zoning Map Snippet



Addendum to the Zoning Board of Appeals Application
Submitted by Judith Clements and Christina Racine, 94 Lofgren Road, Avon, CT
Parcel ID 3030094

Photo 1: Proposed location



Photo 2 : Location of Gas Line



Addendum to the Zoning Board of Appeals Application
Submitted by Judith Clements and Christina Racine, 94 Lofgren Road, Avon, CT
Parcel ID 3030094

Photo 3: 26 feet from end of the chimney



Photo 4: Open Space Visual



Addendum to the Zoning Board of Appeals Application
Submitted by Judith Clements and Christina Racine, 94 Lofgren Road, Avon, CT
Parcel ID 3030094

Photo 5: Google Maps Satellite – 11/24/20

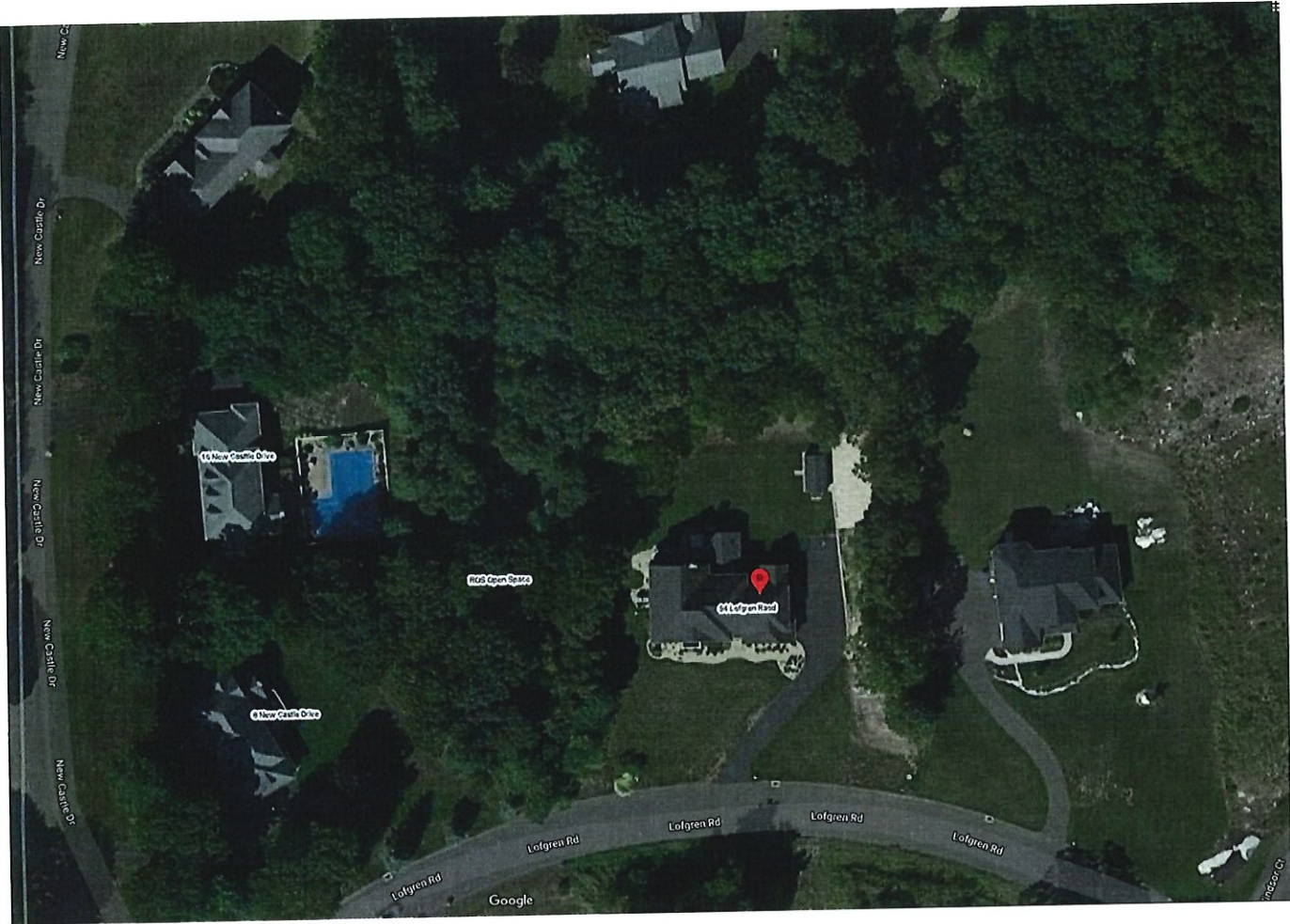


Photo 6: Google Maps – 11/24/20



Addendum to the Zoning Board of Appeals Application
Submitted by Judith Clements and Christina Racine, 94 Lofgren Road, Avon, CT
Parcel ID 3030094

Photo 7: Generator Specifications: 22kw



Mobile Link™ Remote Monitoring FREE with every Guardian Series Home standby generator Allows you to monitor the status of your generator from anywhere in the world using a smartphone, tablet, or PC. Easily access information, such as the current operating status and maintenance alerts. Connect your account to your authorized service dealer for fast, friendly and proactive service. With Mobile Link, you are taken care of before the next power outage.

5 Year Limited Warranty for automatic standby generators.

True Power™ Technology delivers best-in-class power quality with less than 5 percent total harmonic distortion for **clean, smooth operation of sensitive electronics and appliances.**

Generac generators and engines are **engineered and assembled in the USA*.**

*Assembled in the USA using domestic and foreign parts

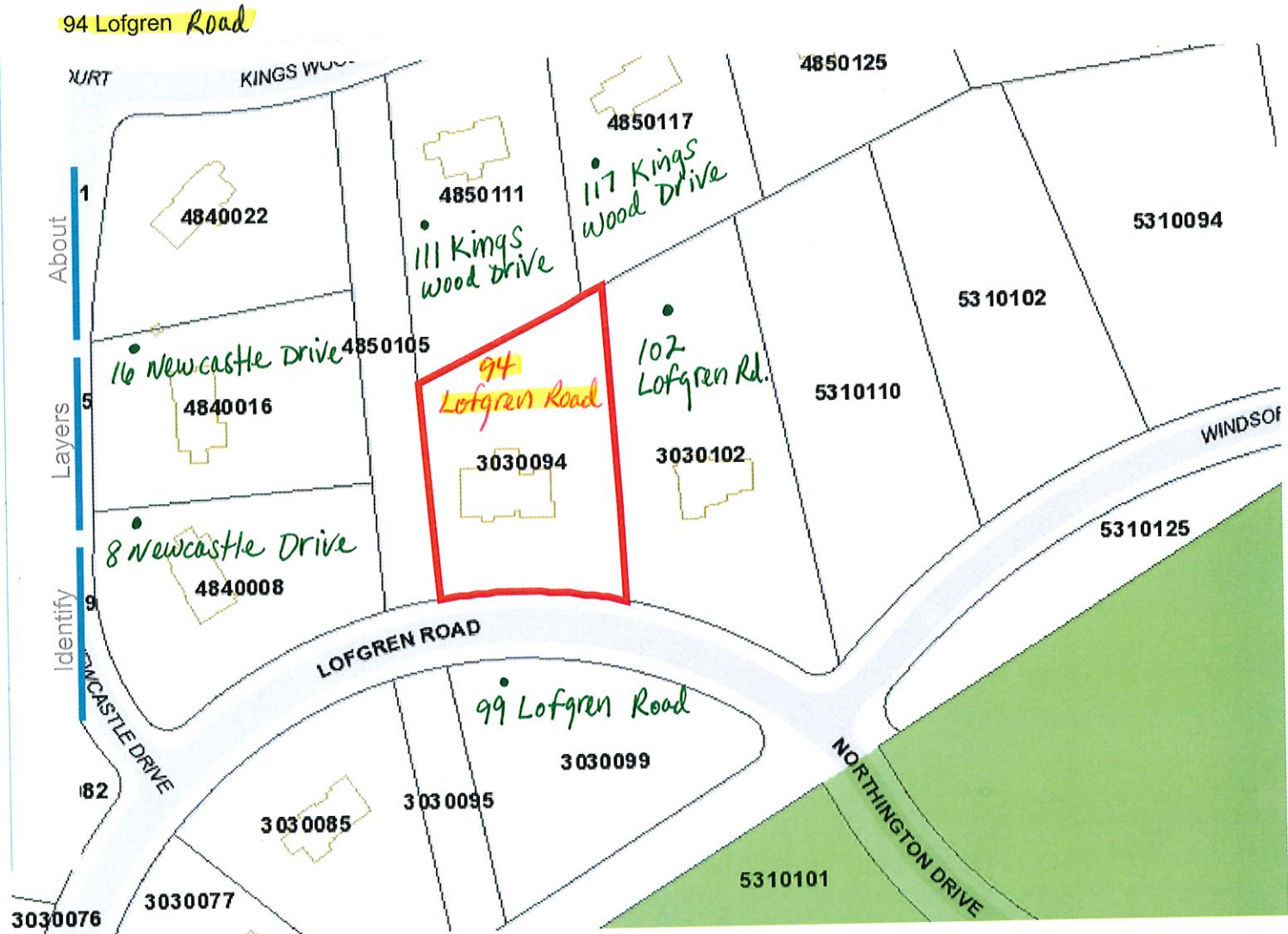
Quiet-Test™ Self-Test Mode runs at a lower RPM for a five or twelve minute test, making generators **significantly quieter than other brands while consuming less fuel.**

Generac's G-Force Engine is a **purpose-built, pressure-lubricated engine** capable of handling the rigors of generator use, resulting in power that's **more reliable and requires less routine maintenance** than any competitive engine. [Learn more about the G-Force Engine »](#)

24/7/365 Customer Support Team standing by all day, every day from our headquarters in Wisconsin to answer any questions you might have.

Our RhinoCoat™ powder-coated finish helps make **corrosion-resistant aluminum perfect for all weather conditions.**

Generac's Evolution™ Controller features a **multilingual LCD display** that allows users to monitor battery status and track maintenance intervals to ensure your generator is always in top operating condition.



Email Map Link

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

Print Map

Town of Avon notice to abutting property owners

Size:

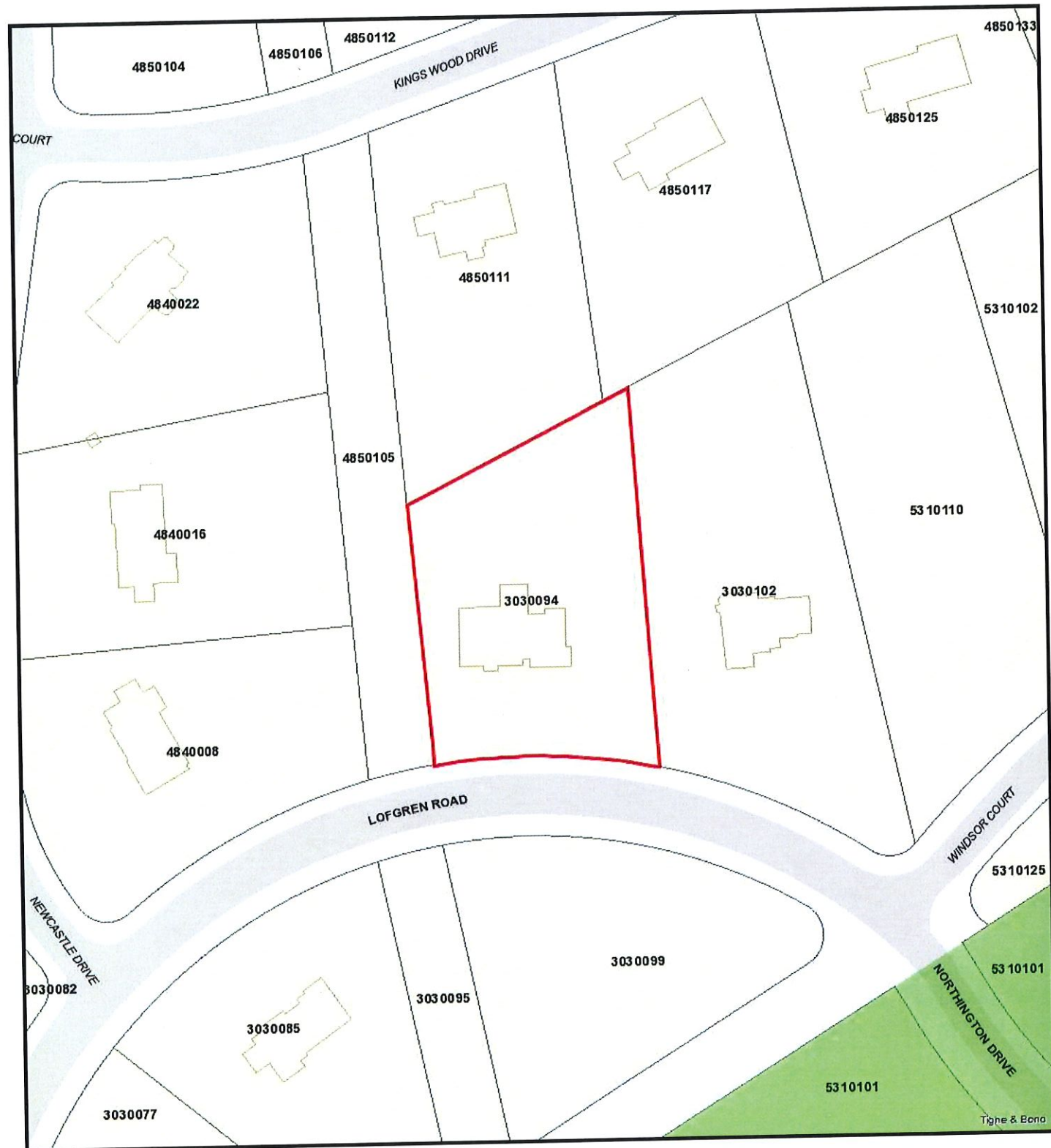
Scale: 1" =

ft.

Title:

Close

Print



94 Lofgren Road

11/25/2020 4:19:58 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.



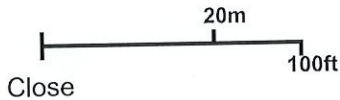
94 lofgren



Email Map Link

2016 Town of Avon GIS aerial view of site.

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



Print Map

Size:

Scale: 1" = ft. Title:

-->

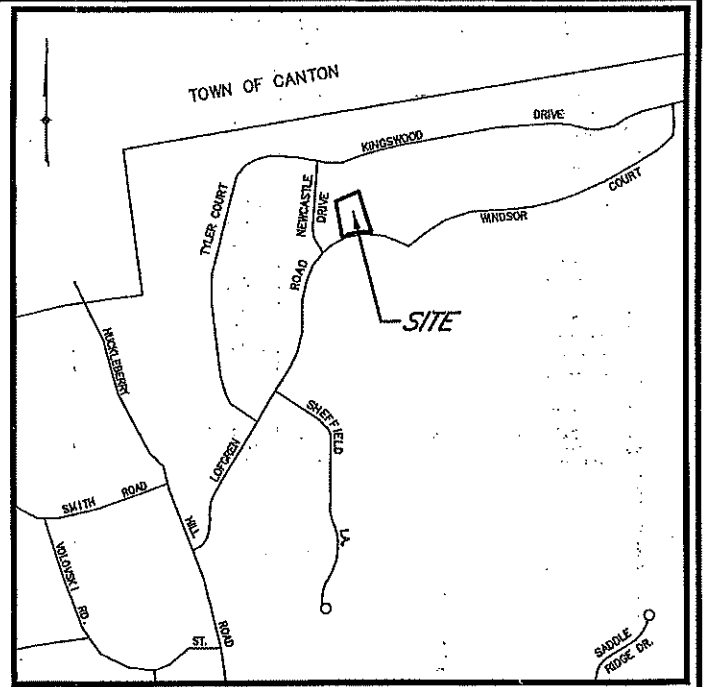
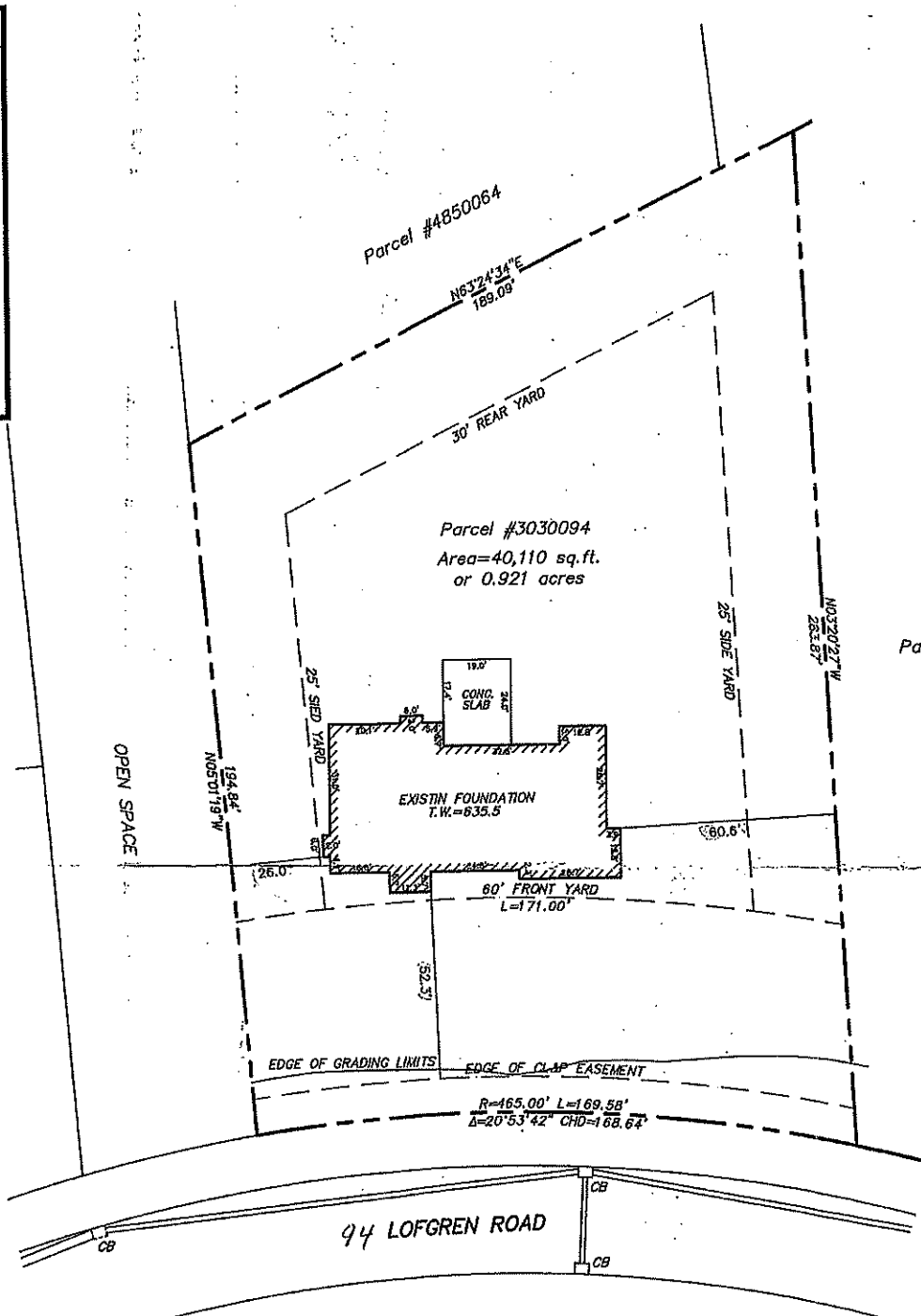




LEGEND

Property / Street Line	Concrete Monument / TO BE SET
Easement / Right of Way Line	Iron Pin / TO BE SET
Stone Wall	LOT NUMBER (TYPICAL)
Wire / Chain Link Fence	Now or Formerly
Wood / Rail Fence	Type 'D' Catch Sign / PROPOSED
Water Course	Type 'C-L' Catch Sign / PROPOSED
Existing Contour	Utility Pole
PROPOSED CONTOUR	Fire Hydrant
PROPOSED SILENCE	Light Pole
Underground Electric Line	Wells
Overhead Wire	Existing Lot Grade
Gas Line	PROPOSED LOT GRADE
Sanitary Sewer Line	High
Storm Sewer Line	Water Gals
Telephone Line	Catchpole
Water Line	
Trees Line	
Existing Structure	
PROPOSED CONST. ENTRANCE	

Extending Text - Lower Case "hello" letters
 Proposed Text - Upper Case "BOD" LETTERS



SITE LOCATION MAP
 SCALE: 1"=800'

- 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.
 - A) THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2"
 - B) THE BOUNDARY DETERMINATION CATEGORY IS A "DEPENDENT RESURVEY"
 - C) THE TYPE OF SURVEY IS A "IMPROVEMENT LOCATION SURVEY"
 - ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
 - THE NORTH ARROW AND BEARINGS REFER TO MAP REFERENCE 5(A).
 - ELEVATIONS BASED ON ASSUMED DATUM.
 - REFERENCE MAP(S):
 - A. KINGSWOOD OF AVON PHASE IV PLAN OF SUBDIVISION MAP OF LAND OWNED BY VILLAGE DEVELOPERS KINGSWOOD DRIVE & ORIGINAL LOFGREN ROAD AVON, CONNECTICUT SCALE 1"=40' MAY 11, 1989 REVISED FEBRUARY 4, 2004 & AUGUST 28, 2009 HODGE SURVEYING ASSOCIATES, P.C. SHEET 1 of 3.
 - B. COMPLETION PLAN MAP SHOWING EASEMENT AREA TO BE GRANTED TO THE CONNECTICUT LIGHT AND POWER COMPANY ACROSS THE PROPERTY OF TOWN OF AVON AND MANSOUR DEVELOPERS, INC. LOFGREN ROAD & WINDSOR COURT AVON, CONNECTICUT SCALE 1"=50' FEBRUARY 25, 2009 HODGE SURVEYING ASSOCIATES, P.C. SHEET 1 of 2 CL&P FILE NO. E9010.
 - PROPERTY IS LOCATED IN ZONING DISTRICT R-40.
 - PROPERTY IS SUBJECT TO AND TOGETHER WITH THE FOLLOWING:
 - A. RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS PER THE RECORD MAY APPEAR.
 - B. SUBJECT TO AN EASEMENT IN FAVOR OF CONNECTICUT LIGHT & POWER COMPANY.
 - C. SUBJECT TO GRADING RIGHT'S FOR ROAD CONSTRUCTION AND MAINTENANCE.
 - THE SUBJECT PROPERTY IS DESIGNATED AS MAP 4, LOT 3030094 ON THE AVON ASSESSOR'S RECORDS.
 - 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 GODFREY-HOFFMAN ASSOCIATES. 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 1-800-822-4455.

RECEIVED
 MAR 10 2011
 TOWN OF AVON
 BUILDING DEPT.

O.K.
 RE: ZONING
 JML 3/11/11

AS-BUILT/IMPROVEMENT LOCATION SURVEY
 PROPERTY OF
MANSOUR DEVELOPERS INC.
 94 LOFGREN ROAD
 AVON, CONNECTICUT

0 15 30 45 60 75

TO: MANSOUR DEVELOPERS INC.
 TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ADAM HOFFMAN, L.S. #15168

NOT VALID WITHOUT LIVE SIGNATURE AND SEAL.

STATE OF CONNECTICUT
 ADAM HOFFMAN
 No. 15168
 LICENSED
 LAND SURVEYOR

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.

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© COPYRIGHT 2010, ALL RIGHTS RESERVED

NO.	DATE	DESCRIPTION

HODGE
 PROFESSIONAL LAND SURVEYORS

HODGE, LLC
 PROFESSIONAL LAND SURVEYORS
 1783 FARMINGTON AVENUE
 UNIONVILLE, CT 06085
 TEL: 860.673.0444
 FAX: 860.675.7429
 WWW.HODGESURVEY.COM

DRAWN BY: KRG
 CHECKED BY: AH
 DATE: 03-02-2011
 SCALE: 1"=30'
 PROJECT: 87-16 4A
 DRAWING:
 1 of 1

3030094-AB

TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, JANUARY 7, 2021, 7:00 P.M.

Virtual Public Hearing
VIA GOTOMEETING

Join by web, <https://global.gotomeeting.com/join/118428877>;
or Dial by phone, United States: +1 (786) 535-3211,
Access Code: 118-428-877

(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 Andrew M. Willauer, owner/applicant; requesting from Avon Zoning Regulations, Section IV. A. 6., an 11-foot variance from the required 15-foot side yard setback and a 28-foot variance from the required 40-foot front yard setback for a 10' x 20' shed with dormer, located at 1 Mountain Ledge in an R-15 Zone.

- Application (one page).
- Image of similar proposed shed.
- GIS map of abutting properties; (ZBA public hearing notification sent to abutting owners via postal mail).
- 2016 Town GIS aerial view of subject property.
- Multiple views of subject property; photographs by Town staff.
- Subject site property plot plan showing location of proposed shed and setback lines.
- Photographs of subject property site and abutting property taken by applicant.
- 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

RECEIVED

APPLICATION FEE \$160
NOV 25 2020

PLEASE PRINT LEGIBLY

Date 11/23/20

OWNER Andrew Willauer

Address 1 Mountain Ledge Rd
Avon, CT 06001

Planning Department
Town of Avon

APPLICANT Andrew Willauer

Address

TELEPHONE NO Cell: 860.255.8202 Daytime Phone No Same

Email: AndyWillauer@gmail.com

LOCATION OF AFFECTED PREMISES

ON THE NORTH SIDE OF STREET IN AN R15 ZONE

ASSESSOR'S MAP NO. PARCEL ID. VOLUME PAGE

Previous appeals have been made with respect to these premises as follows: Date: 10/26/95 remove & replace garage (never done) jmc

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)
Requesting variance to build a storage shed, 4 feet from #3 Mountain Ledge property line and 20 feet from Mountain Ledge Rd.

2. VARIANCE of the following section(s) of the Zoning Regulations is/are requested) IV, A-6

11' VAR. TO S.Y. & 28' VAR. TO F.Y.

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

Would like to put shed in proposed spot as wife runs a home daycare and the child's playscape is at back of house easier for her to monitor.

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

It's unique to our property because my wife likes to be able to monitor the daycare children playing in the backyard where we have a play area and a fence as well as being safely away from traffic on the street.

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

The proposed shed will be behind a wall of existing arborvitea trees. Many lots in Secret lake neighborhood have structures that required similar variances.

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

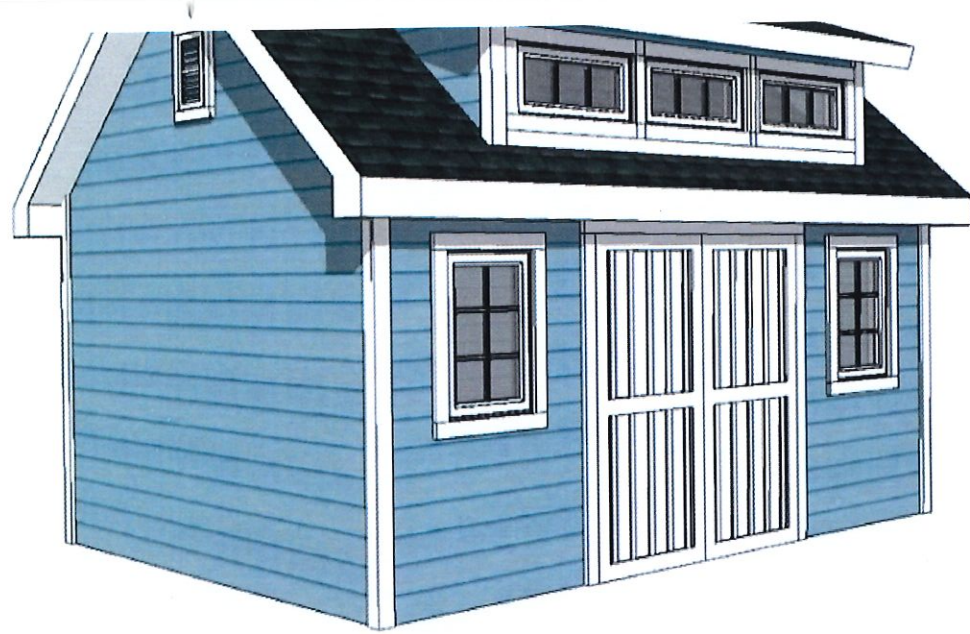
Owners

Applicants



Andrew Willauer

Andrew Willauer



Build Your Own Backyard Shed!  iCreatables.com



Build Your Own Backyard Shed!  iCreatables.com

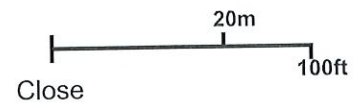
1 MOUNTAIN LEDGE

10x20 Dormer Shed



Email Map Link

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



Print Map

• Town of Avon notice to abutting property owners

Size:

Scale: 1" = ft. Title:



1 Mountain Ledge

11/25/2020 4:22:41 PM

Scale: 1"=60'

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.



1 mountain ledge road



Email Map Link

2016 Town of Avon GIS aerial view of subject property.

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



Print Map

Size:

Scale: 1" = ft. Title:

-->



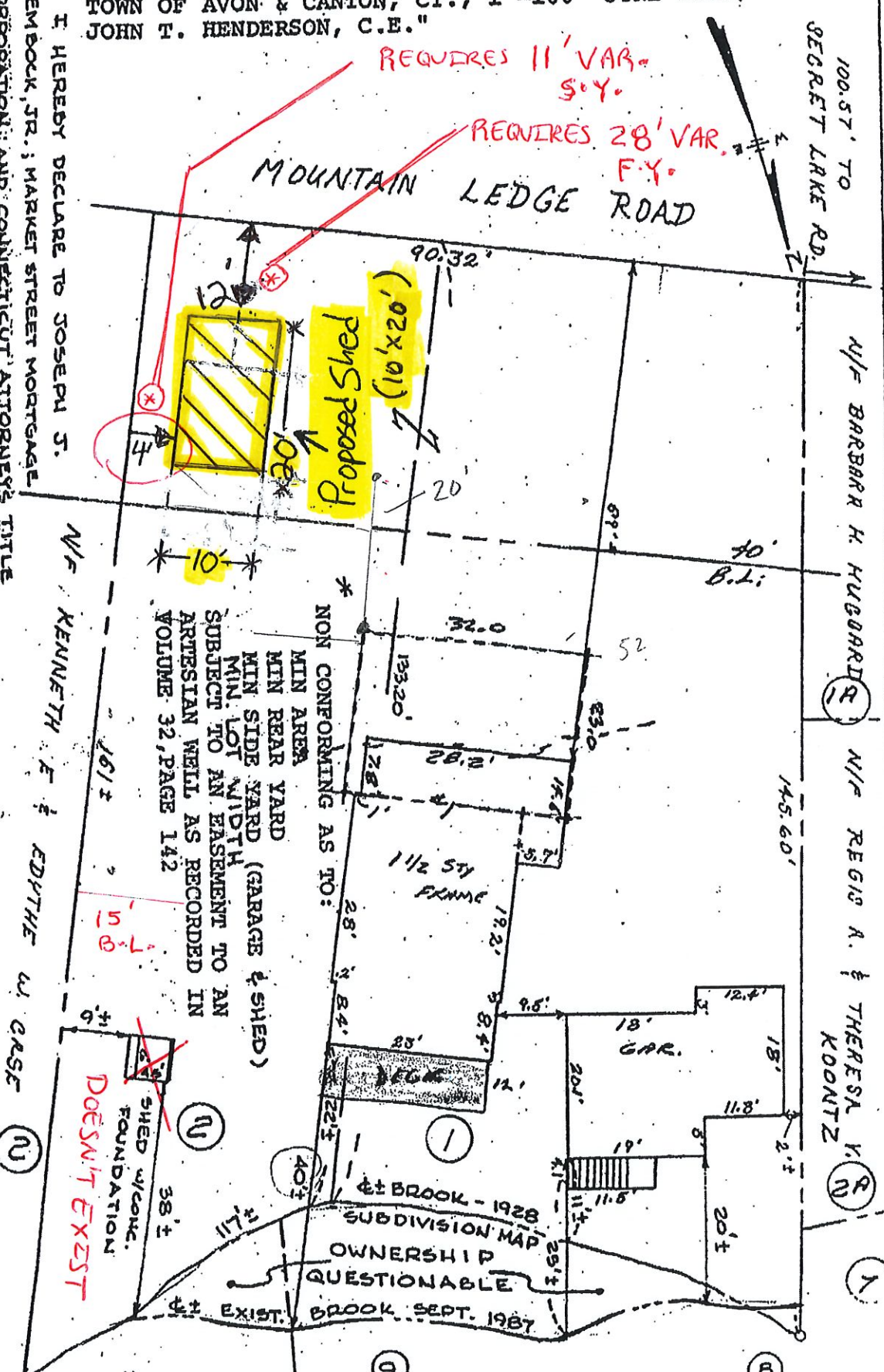


LOT NUMBERS REFER TO MAP ENTITLED "SECRET LAKE, PROPERTY OF J.E.B. LOWELL, SUBDIVISION 1, IN THE TOWN OF AVON & CANTON, CT., 1"=100' JUNE 1928, JOHN F. HENDERSON, C.E."

I HEREBY DECLARE TO JOSEPH J. REMBOCK, JR., MARKET STREET MORTGAGE CORPORATION, AND CONNECTICUT ATTORNEY'S TITLE INSURANCE COMPANY THAT THE ABOVE SHOWN BUILDINGS WERE LOCATED IN THE FIELD ON 9-24-87 AND SAID LOCATIONS, AS DEPICTED HEREON, DO NOT VIOLATE THE ZONING REGULATIONS OF THE TOWN OF AVON EXCEPT AS NOTED OR SHOWN, AND THAT THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS C-1 SURVEY AS DEFINED IN THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS PREPARED AND ADOPTED BY THE CONN. ASSOCIATION OF



MORTGAGE SURVEY OF PROPERTY OWNED BY JOSEPH J. REMBOCK, JR. 1 MOUNTAIN LEDGE ROAD AVON, CONNECTICUT SCALE 1"=20' SEPT. 24, 1987 F. A. HESKETH & ASSOCIATES, INC. BLOOMFIELD, CONNECTICUT





← Garage from 98 Secret Lake Rd sits on property line and is well within 40' setback of Mountain Ledge Rd.

(PHOTOS FROM APPLICANT)

#4 Mountain Ledge Rd, house is also well within ↓ the 40' setback on Mountain Ledge Rd.





↑
#3 Mountain Ledge Rd is well within
the setback of 40' for Mountain
Ledge Rd.

(PHOTOS FROM)
APPLICANT



(PHOTOS
FROM
APPLICANT)

↑
100 Secret Lake Rd, Corner of garage is less than
5 Feet from Mountain Ledge Rd.



1 MOUNTAIN
VIEW

↑
Proposed Shed will be located behind this wall
of arborvitae trees. It will be hardly visible from the road.