



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 virtual Public Hearing on **Thursday, January 21, 2021 7:00 PM - 8:00 PM (EST)**, via **GoToMeeting: Join by web, <https://global.gotomeeting.com/join/673875461>; or dial by phone, United States: +1 (872) 240-3212; Access Code: 673-875-461#**; on the following:

Application of Donna J. and James R. Barnes, owners, and James R. Barnes, applicant; requesting from Avon Zoning Regulations, Section X. C. 1., an appeal from the decision of the Zoning Enforcement Officer, Cease and Desist Order, dated 11/10/2020, located at 145 Deercliff Road in an RU2A 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 8th day of January, 2021.

ZONING BOARD OF APPEALS

Eileen Carroll, Chair
Christy Yaros, Vice-chair

RECEIVED
2021 JAN -8 AM 9:16
ANN L. DEARSTYNE
AVON TOWN CLERK

**TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, JANUARY 21, 2021, 7:00 P.M.**

**Virtual Public Hearing
VIA GOTOMEETING**

**Join by web, <https://global.gotomeeting.com/join/673875461>; or
dial by phone, United States: (872) 240-3212,
Access Code: 673-875-461#**

AGENDA

(scroll downward to see application materials)

I. PUBLIC HEARING:

Application of Donna J. and James R. Barnes, owners, and James R. Barnes, applicant; requesting from Avon Zoning Regulations, Section X. C. 1., an appeal from the decision of the Zoning Enforcement Officer, Cease and Desist Order, dated 11/10/2020, located at 145 Deercliff Road in an RU2A zone.

II. OTHER BUSINESS:

III. NEXT REGULARLY SCHEDULED MEETING: February 18, 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 February 18, 2021.

Motion to adjourn the meeting. Second the motion.

Chair states the meeting is adjourned.

TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, JANUARY 21, 2021, 7:00 P.M.

**Virtual Public Hearing
VIA GOTOMEETING**

**Join by web, <https://global.gotomeeting.com/join/673875461>; or
dial by phone, United States: (872) 240-3212,
Access Code: 673-875-461#**

(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 Donna J. and James R. Barnes, owners, and James R. Barnes, applicant; requesting from Avon Zoning Regulations, Section X. C. 1., an appeal from the decision of the Zoning Enforcement Officer, Cease and Desist Order, dated 11/10/2020, located at 145 Deercliff Road in an RU2A zone.

- Town of Avon ZBA public hearing legal notice, posted to Town of Avon ZBA web page, January 8, 2021.
- Town of Avon ZBA agenda with meeting access details and web link, posted to Town of Avon ZBA web page, January 8, 2021.
- Town of Avon ZBA application (one page).
- Letter from Attorney Gregory W. Piecuch, LLC., regarding it's client's application to ZBA, including supplemental materials related to Town of Avon Zoning regulations, neighbors' complaints, and the issue of rental properties.
- Town of Avon Cease and Desist Order, to property owner 145 Deercliff Road, issuance copy; and subsequent Town of Avon communication to property owner.
- Town of Avon ZBA public hearing notification letter to applicant.
- GIS map of abutting properties; (ZBA public hearing notification sent to abutting owners via postal mail).
- Town of Avon GIS aerial view of subject property.
- Multiple views of subject property; photographs taken by Town staff.
- 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 **December 10, 2020**

OWNER **James R. Barnes** Address **145 Deercliff Road, Avon, CT 06001**

APPLICANT **Same** Address **Same**

TELEPHONE NO Daytime Phone No

RECEIVED

LOCATION OF AFFECTED PREMISES Email: **145 Deercliff Road, Avon, CT 06001**

DEC 10 2020

ON THE West SIDE OF STREET IN AN RU2A ZONE

Planning Department
Town of Avon

ASSESSOR'S MAP NO. **21** PARCEL ID. **2090145** VOLUME **668** PAGE **173**

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)
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?
 - 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:

Zoning Enforcement Officer dated 11/10/2020

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



12/10/20.



LAW OFFICE OF
GREGORY W. PIECUCH, LLC

THE HARTFORD TRUST BUILDING
750 MAIN STREET, SUITE 600
HARTFORD, CT 06103

TEL.: 860.256.3991
FAX.: 860.256.3992

GREGORY W. PIECUCH, ESQ.
greg@gwp-law.com

RECEIVED

DEC 10 2020

Planning Department
Town of Avon

December 10, 2020

VIA HAND DELIVERY

Zoning Board of Appeals
Town of Avon
60 West Main Street
Avon, CT 06001

RE: Appeal Pursuant to Conn. Gen. Stat. § 8-7

Dear Chairman and members of the Zoning Board of Appeals:

Mr. Barnes is in receipt of the cease and desist order dated November 10, 2020, (the "Order") concerning 145 Deercliff Road (the "Property") issued by Mr. Peck in his capacity as the Town's Zoning Enforcement Officer. Please accept this letter and the enclosed ZBA Application Form as Mr. Barnes's appeal of that Order pursuant to Conn. Gen. Stat. § 8-7.

The grounds of the appeal are, in general terms, that the Avon Zoning Regulations ("Regulations") to not regulate or otherwise restrict the right of the owner of residential property to rent his or her home to third parties. That is to say, the mere rental of a home does not convert the property from single-family use to a commercial use. Nor does listing a home for rent on a website establish a commercial use of residential property; indeed, attached hereto are various current rental listings of single-family homes in Avon on websites such as Coldwell Banker, BHHS, and Zillow. All of these listing are being marketed "to the public," but none of these listings suggest a violation of the use restrictions in Section IV. Likewise, the use of the property is not transformed solely on account of the fact that the homeowner seeks a tenant via VRBO's website rather than Coldwell Banker's.

Similarly, the Regulations do not contain language restricting the length of an otherwise permitted rental. If Mr. Barnes leased the property to a family of four for a term of one year, it would not violate Section IV. Nor would a month-to-month lease. Nor is there any specific provision in the Regulations that draws a bright line converting, say, a weekly or weekend rental a commercial rather than a residential use. If there were, one would expect the Town to be taking similar enforcement action against the owners of properties such as those set forth on the attached VRBO and Airbnb listings.

Also unclear is what "gatherings" are prohibited in a residential zone. If an owner-occupant of a single-family residence chooses to host a holiday party and to invite 50 guests to their home, such gathering is not a "use" which violates of Section IV. If, instead, the occupant is a family who has rented the rented on a year-long lease, the very same gathering at the very same home is not constitute a use violation of Section IV.

Based upon the foregoing, and without limitation, Mr. Barnes contests and appeals the Order to the extent that it has determined that mere renting of the Property via VRBO or Airbnb is, *per se*, a commercial use or other violation of Section IV. Mr. Barnes contests and appeals the Order to the extent that it finds that the Regulations contain, *sub silentio*, restrictions concerning the minimum duration of a residential lease or the frequency with which the owner of residential property may lease his or her property, or that otherwise categorically prohibit undefined "repeated rentals" or a "recurring rentals" of a single-family residence.

Mr. Barnes is aware that neighbors have lodged complaints and called the police complaining of loud parties and the like. Attached hereto is a police report from November 6, 2020, which was filed in response to such a complaint. It reveals that on this occasion, for example, such complaint was ill-founded. As such, Mr. Barnes contests and appeals the Order's findings that the safety of his neighbors has been endangered, and further contests and appeals the Order to the extent that any "gathering" of any kind at a leased residential property is prohibited by the Regulations.

Mr. Barnes reserves the right to submit further documentation in advance of the public hearing to be held on this matter and to make further arguments in support of this appeal.

Sincerely Yours,



Gregory W. Piecuch



James R. Barnes

Enclosures:

Appeal Form

Various Listings from Coldwell Banker, etc.

Police Report 11/6/2020

AVON POLICE

60 West Main St, AVON CT 06001

CASE/INCIDENT REPORT

SUPPLEMENTARY

CFS NO 2000010635	DAY 6	INCIDENT DATE 11/06/2020 11/06/2020	TIME 21:22	DATE OF RPT 11/06/2020	TIME OF RPT 22:01	TYPE OF INCIDENT NOISE COMPLAINT		INCIDENT CD NOISE	INVESTIGATING OFFICER Officer Arbogast, Mark	BADGE NO 1849
DIVISION Operations - District Patrol		DIVISION NO	REFERENCE DIVISION		REFERENCE DIVISION NO	CASE X-REFERENCE	UNIT ID 1849	TYPIST MAA1849	DATE TYPED 11/06/2020	TIME TYPED 22:01
STREET NO 00145	STREET NAME AND TYPE DEERCLIFF Rd Avon			APT NO.	INTERSECTING STREET NAME AND TYPE		PREMISE NAME 145 DEERCLIFF RD		STATUS Closed	TOWN CD T004
STATUS CODE C=COMPLAINANT V=VICTIM A=ARRESTEE J=JUVENILE H=OTHER M=MISSING W=WITNESS O=OFFENDER D=DRIVER S=SUSPECT P=POLICE OFFICER T=TOT										
STATUS	NAME		SEX	RACE	D.O.B.	TELEPHONE		ADDRESS		OP STATE & NO.
H	Barnes, James		M	W	02/11/1962	Cel	(860) 655 - 5325	145 Deercliff Rd Avon CT		CT

On 11/6/2020, at approximately 2122 hours, Officer Casey, Sergeant Fleming, and I were dispatched to 145 Deercliff Road for a loud party that was reported by a neighbor.

Upon our arrival I observed 5 vehicles in the driveway and no one outside in the front of the house. Their was music playing in the house, but it was barely audible while I was standing outside the door to the house. It is unlikely that the music was audible from the closest neighbor's house which is approximately 500 feet away. Through the windows of the home, we were able to see 7 individuals inside of the house.

We made contact with a Heather Stokes (phone number 631-807-1295) who stated that the house was not a short-term rental, and that they were friends with the homeowner, James Barnes. Stokes stated that there was 16 people at the residence, but there was a group outside, and a group inside. We did not enter the residence. Stokes stated that she did not think they were being that loud, and ensured that they would keep the volume down. Stokes provided her phone number in case there was another call to the residence.

Barnes was in the shower and was unavailable while we were on scene, but I spoke with him via telephone shortly after our departure. Barnes stated that he did not think that the occupants of the house were being that loud and that he assumed that the neighbors called

THE UNDERSIGNED, AN INVESTIGATOR HAVING BEEN DULY SWORN DEPOSES AND SAYS THAT: I AM THE WRITER OF THE ATTACHED POLICE REPORT PERTAINING TO THIS INCIDENT NUMBER. THAT THE INFORMATION CONTAINED THEREIN WAS SECURED AS A RESULT OF (1)MY PERSONAL OBSERVATION AND KNOWLEDGE: OR (2)INFORMATION RELAYED TO ME BY OTHER MEMBERS OF MY POLICE DEPARTMENT OR OF ANOTHER POLICE DEPARTMENT:OR (3)INFORMATION SECURED BY MYSELF OR ANOTHER MEMBER OF A POLICE DEPARTMENT FROM THE PERSON OR PERSONS NAMED OR IDENTIFIED THEREIN, AS INDICATED IN THE ATTACHED REPORT. THAT THE REPORT IS AN ACCURATE STATEMENT OF THE INFORMATION SO RECEIVED BY ME.				
INVESTIGATOR SIGNATURE: /OFC. Mark Arbogast/	INVESTIGATOR I.D.#: 1849	SIGNED DATE: 11/06/2020	SUPERVISOR SIGNATURE /SGT. Kevin H Fleming/	SUPERVISOR I.D.#: 228

AVON POLICE

60 West Main St, AVON CT 06001

CASE/INCIDENT REPORT

SUPPLEMENTARY

☐

CFS NO 2000010635	DAY 6	INCIDENT DATE 11/06/2020 11/06/2020	TIME 21:22	DATE OF RPT 11/06/2020	TIME OF RPT 22:01	TYPE OF INCIDENT NOISE COMPLAINT	INCIDENT CD NOISE	INVESTIGATING OFFICER Officer Arbogast, Mark	BADGE NO 1849
DIVISION Operations - District Patrol	DIVISION NO	REFERENCE DIVISION	REFERENCE DIVISION NO	CASE X-REFERENCE	UNIT ID 1849	TYPIST MAA1849	DATE TYPED 11/06/2020	TIME TYPED 22:01	
STREET NO 00145	STREET NAME AND TYPE DEERCLIFF Rd Avon	APT NO.	INTERSECTING STREET NAME AND TYPE	PREMISE NAME 145 DEERCLIFF RD	STATUS Closed	TOWN CD T004			

because they think he is running a commercial rental business out of his home. Barnes stated that we could call him if we received any further calls.

End report.

THE UNDERSIGNED, AN INVESTIGATOR HAVING BEEN DULY SWORN DEPOSES AND SAYS THAT: I AM THE WRITER OF THE ATTACHED POLICE REPORT PERTAINING TO THIS INCIDENT NUMBER. THAT THE INFORMATION CONTAINED THEREIN WAS SECURED AS A RESULT OF (1)MY PERSONAL OBSERVATION AND KNOWLEDGE: OR (2)INFORMATION RELAYED TO ME BY OTHER MEMBERS OF MY POLICE DEPARTMENT OR OF ANOTHER POLICE DEPARTMENT:OR (3)INFORMATION SECURED BY MYSELF OR ANOTHER MEMBER OF A POLICE DEPARTMENT FROM THE PERSON OR PERSONS NAMED OR IDENTIFIED THEREIN, AS INDICATED IN THE ATTACHED REPORT. THAT THE REPORT IS AN ACCURATE STATEMENT OF THE INFORMATION SO RECEIVED BY ME.				
INVESTIGATOR SIGNATURE: /OFC. Mark Arbogast/	INVESTIGATOR I.D.#: 1849	SIGNED DATE: 11/06/2020	SUPERVISOR SIGNATURE /SGT. Kevin H Fleming/	SUPERVISOR I.D.#: 228

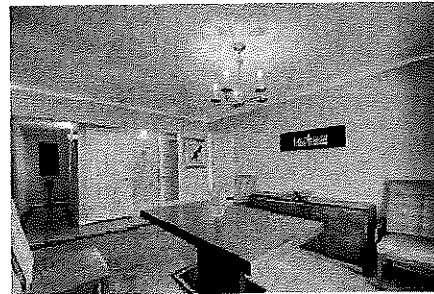
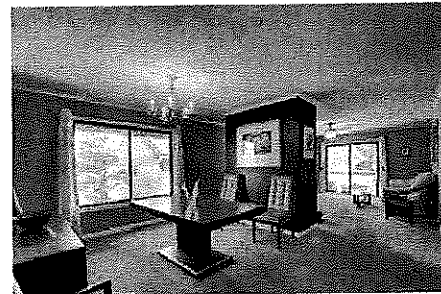
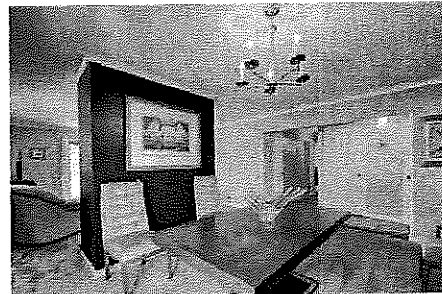
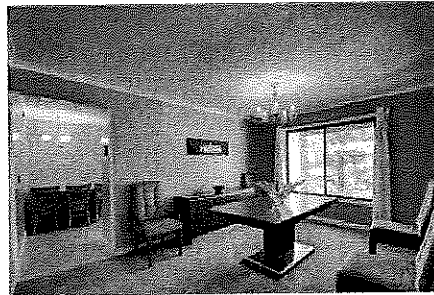
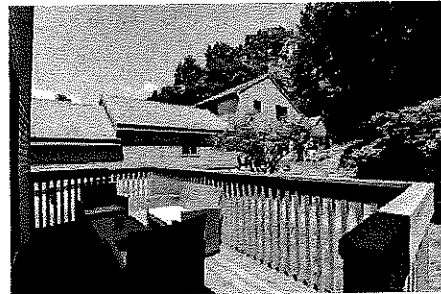
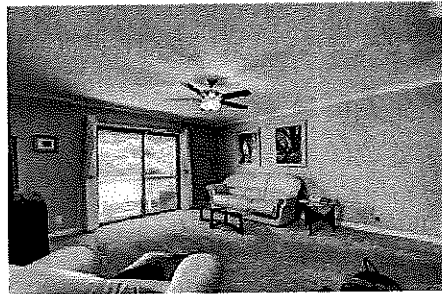
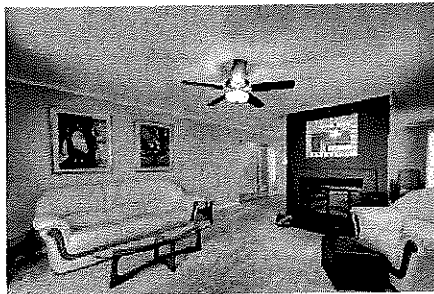
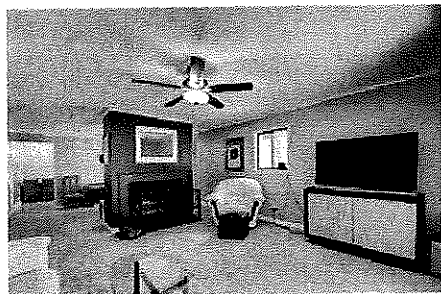
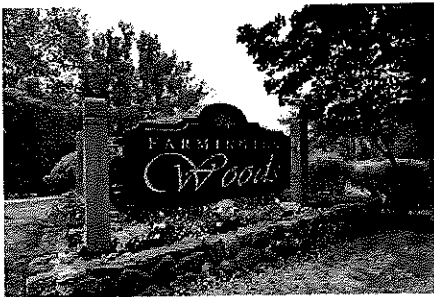
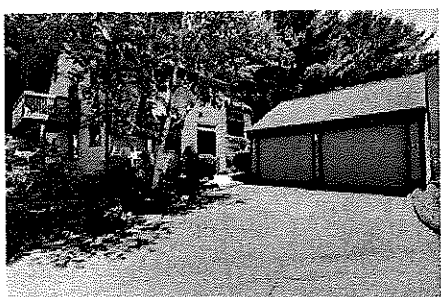


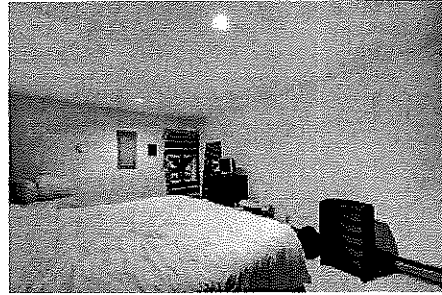
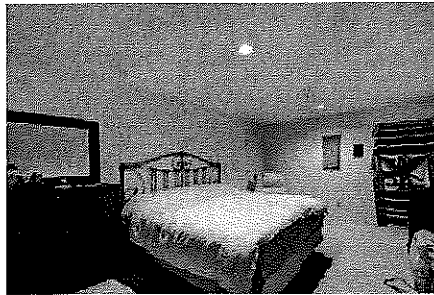
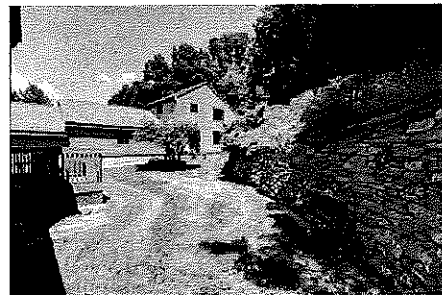
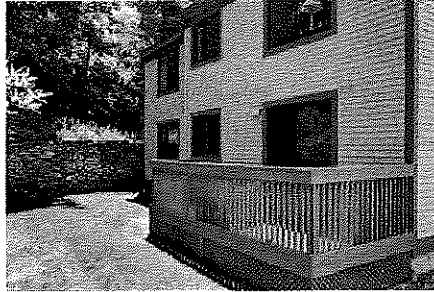
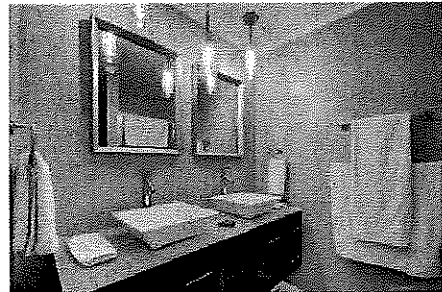
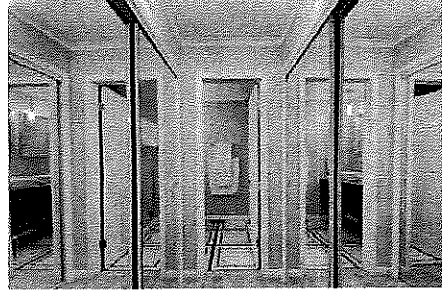
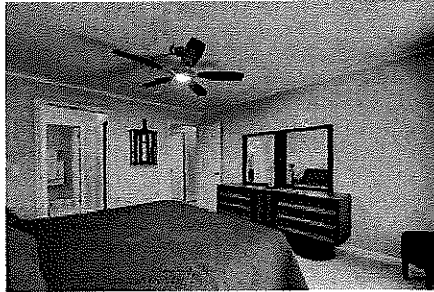
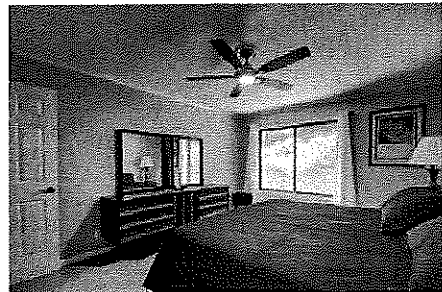
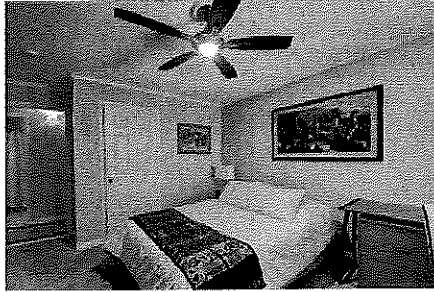
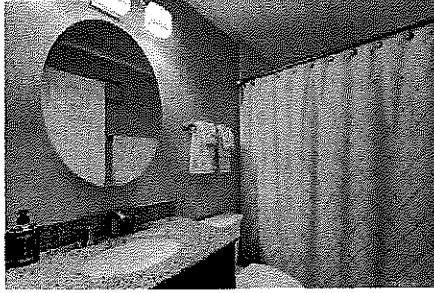
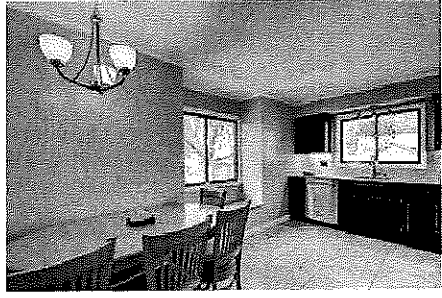
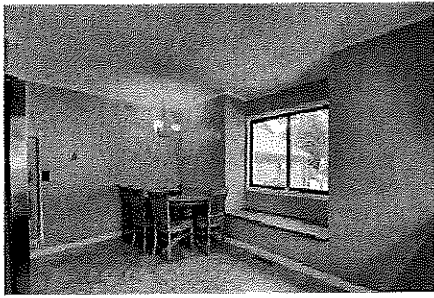
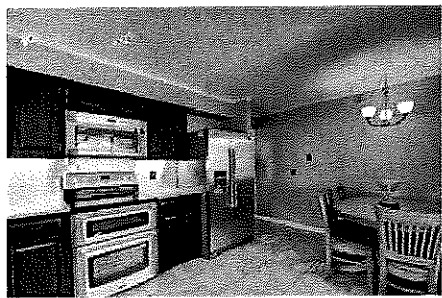
ColdwellBankerHomes.com

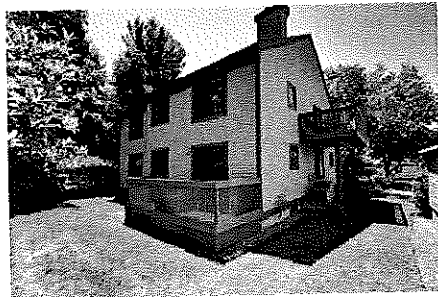
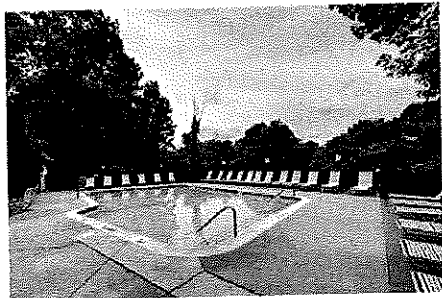
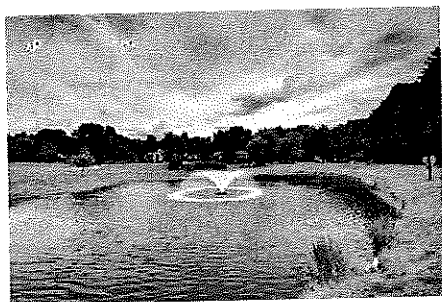
3 Sweetbriar Ln #3, Avon, CT 06001

\$2,300 -\$100 (-4.17%) Price Reduced

For Rent | Active | Single Family | 2 Beds | 2 Full Baths | 1,213 Sq. Ft. | 1 Car Garage | Updated 2 days ago







This immaculate 2 bedroom and 2 bath ranch is perfectly located on a cul-de-sac in the desirable Farmington Woods!!!! Featuring an upgraded renovated kitchen with stainless steel appliances and beautiful granite counters. The family room includes a fireplace and French doors that lead you to the incredible deck overlooking a park like setting. The spacious first floor master bedroom has a large walk in closet with full bathroom which includes a double sink and a modern and elegant vanity. The lower level has plenty of storage space, the laundry and a bonus room. The condo has a 1 car garage right next to the unit. This is a great gated community to live in that includes an 18-hole golf course, 4 pools, tennis courts, paddle courts, clubhouses, community gardens, walking trails, playgrounds and more. Tenant is also required to provide evidence of renter's and liability insurance upon occupancy. Each tenant/occupant over 18 will be responsible for filling out a provided application, provide proof of income, & pay for a criminal, credit, and prior eviction check. 1st month's rent & 1 month's security deposit due upon signing of the lease.

Full Property Details for 3 Sweetbriar Ln #3

General

Rent: \$2,300
Status: Active
Type: Single Family
MLS ID: 170342887
Updated: 12/7/2020
Added: 68 day(s) ago
Viewed: 65 times

Interior

Number of Rooms: 5
Appliances: Oven/Range, Microwave, Range Hood, Dishwasher, Compactor, Washer, Dryer

Rooms

School Information

Elementary School: Pine Grove
Middle School: Avon
Intermediate School: Per Board of Ed
High School: Avon

BATHROOMS:

Total Bathrooms: 2
Full Bathrooms: 2

BEDROOMS

Total Bedrooms: 2
Master Bedroom: Master Bedroom - Ceiling Fan, Full Bath, 14.00 x 12.00, Main
Bedroom 1: Bedroom - Ceiling Fan, 14.00 x 11.00, Main

OTHER ROOMS

Living Room: Living Room - Ceiling Fan, Fireplace, 18.00 x 15.00, Main
Kitchen: Kitchen, 15.00 x 10.00, Main
Dining Room: Dining Room, 15.00 x 12.00, Main
Laundry: Lower Level

Additional Information

Shared Amenities: Gardening Area, Paddle Tennis, Playground/Tot Lot, Pool, Tennis Courts
Pool: Yes
Pool Description: In Ground Pool

Exterior

Exterior Features: Deck

Parking

Garage: Yes
Garage Spaces: 1
Parking: Detached Garage
Garage Description: Detached Garage

Location

County: Hartford
Complex: Farmington woods
Driving Directions: West Avon Rd to security gate. Inform guard you are going to see 3 Sweetbriar. Then bear right to Heritage, then Byron to the left, then Catalpa Ct to the right and then just look for Sweetbriar on your right.

Community

Association: Yes
Assoc. Fees Include: Club House, Tennis, Security Service, Grounds Maintenance, Trash Pickup, Snow Removal, Property Management, Insurance

Heating & Cooling

Cooling Type: Ceiling Fans, Central Air
Heating Type: Heat Pump, Electric
Heating Fuel: Electric
Water Heater: Electric

Utilities

Sewer: Public Sewer Connected
Water: Public Water Connected

Structural Information

Architectural Style: Ranch
Construction Status: No/Resale
Exterior Const.: Wood
Basement Desc.: Full
Square Feet: 1,213
Year Built: 1988

Lot Features

Zoning: R40
Lot Description: On Cul-De-Sac

Financial Considerations

Security Deposit: 1 Month
Tenant Pays: All Utilities, Cable TV, Credit Check, Electricity, Heat, Hot Water, Liability Insurance, Move-In/Out Fee

Disclosures and Reports

Property ID: 437923

Or call us at (866) 339-6533

Be ready to buy your new home!
with our affiliated lender



NMLS#: 1598647

Schools serving 3 Sweetbriar Ln #3

School District:Avon School District

Score	Name	Grades	Distance
7	<u>Pine Grove School</u> 151 Scoville Rd, Avon, CT 06001	PK-4	1.4 mi
8	<u>Thompson Brook School</u> 150 Thompson Rd, Avon, CT 06001	5-6	1.5 mi
9	<u>Avon Middle School, Avon, CT</u> 375 W Avon Rd, Avon, CT 06001	7-8	1.6 mi
10	<u>Avon High School, Avon, CT</u> 510 W Avon Rd, Avon, CT 06001	9-12	1.3 mi

Disclaimer: School ratings provided by [GreatSchools](#). Ratings are on a scale of 1-10. [Learn more about GreatSchools ratings](#). School attendance boundaries provided by Pitney Bowes and are for reference only. Contact the school directly to verify enrollment eligibility.

Price History for 3 Sweetbriar Ln #3

Date	Details	Price	Change	Source
12/07/2020	Price Reduced	\$2,300	-4.17%	MLS
10/02/2020	Listed	\$2,400	—	MLS

Disclaimer: Historical sales information is derived from public records provided by the county offices. Information is not guaranteed and should be independently verified.

3 Sweetbriar Lane #3, Avon, CT 06001 (MLS# 170342887) is a Single Family property with 2 bedrooms and 2 full bathrooms. 3 Sweetbriar Lane #3 is currently listed for rent at \$2,300 and was received on October 02, 2020. Want to learn more about 3 Sweetbriar Lane #3? Do you have questions about finding other real estate for sale or rent in Avon? You can browse all Avon rentals or contact a Coldwell Banker agent to request more information.

Enter City, Address, Zip, Postal Code, Neighborhood, School Or

SEARCH

PRICE ▾ ANY BEDS ▾ ANY BATHS ▾ SQUARE FEET ▾



12 Applewood Lane #12

Avon, CT 06001

\$2,350

 SAVE

 SHARE

3 bed / 3 bath / 1,650 Sq. Ft. / Condominium Rental
status: For Rent



 PHOTOS

 MAP

1 OF 18 < >

YOUR NOTES

To add notes, please save this property.



Brenda Hill

SALES ASSOCIATE

brendahill@bhhsne.com

860.633.3674

CONTACT AGENT

SEE THE PROPERTY

MAKE AN OFFER

Do not miss this amazing rental opportunity! Beautiful and spacious 3 bedroom 2.5 bath townhouse is available in a gated community. This home offers cathedral ceilings, fireplace, hardwood floors, generous master suite with 2 closets and full bath, updated kitchen, sliders to a spacious deck from the kitchen and dining room. Unit includes a first floor laundry and an attached one car garage. Enjoy the amenities that Farmington Woods has offer... club house/restaurant, walking paths, tennis courts, 4 swimming pools, and an 18 hole Championship USGA golf course. Rent includes basic cable and internet. Tenant is responsible for all the utilities including water, renter's insurance, credit & background check, 2 months security deposit and lease registration fee.

Property Details

Type	Condominium Rental	Full Baths	2
Status	For Rent - Active	Half Baths	1
County	Hartford	Sq. Ft.	1,650 Sq. Ft.
Year Built	1978	Listing Id	170350383
High School	Avon	Courtesy of	Accent Realty, LLC
Elementary School	Per Board Of Ed	Copyright	SMARTMLS, Inc.
Beds	3		

INTERIOR FEATURES

Cooling	Central Air
Appliances	Oven/Range,Refrigerator,Washer,Dryer
Laundry Room	Main Level
Attic	Crawl Space Yes
Other Rooms	Foyer
Number of Rooms	6
Fireplaces	1
Heating	Natural Gas

EXTERIOR FEATURES

Exterior Features	Deck,Lighting,Tennis Court
Garage	Attached Garage 1
Pool	Yes In Ground Pool
Driveway	Paved
Construction	Wood

UTILITIES & BUILDING INFO

Association Amenities	Club House,Golf Course,Guest Parking,Pool,Putting Green,Security Services,Tennis Courts
Complex Name	Farmington Woods
Tenants Pay	Air Conditioning,All Utilities,Credit Check,Electricity,Heat,Hot Water,Water
Water Source	Public Water Connected
Lease Price	Per Month

Amenities	Basketball Court Golf Course Library Medical Facilities Public Pool Public Rec Facilities Shopping/Mall
Terms	Rental: Yearly Unfurnished
Hot Water	Natural Gas
Year Built Description	Source: Public Records
New Construction	Type: No/Resale
Pets Allowed	No
Location	Street Number Numeric: 12
SQFT	Above Grade: 1650
Fuel Source	Fuel Tank Location: Non Applicable
Heating	Hot Water
Possession	Negotiable
Smoking Allowed	No
Security Deposit	2 months
Landlord Pays	Common Area Maintenance,Sewer
Association	Yes
Sewer	Public Sewer Connected

Price History

DATE	EVENT	PRICE	SOURCE
10/28/2020	Active	\$2,350	MLS

GET PRICE ALERTS

Receive an email if price changes.

Market Trends

12 Applewood Lane #12

Neighborhood: N/A

LIST PRICE

\$2,350

MEDIAN LIST PRICE

\$322,279



SALE PRICE

—

MEDIAN SOLD PRICE

\$314,575



PRICE/SQFT

\$1

AVG PRICE/SQFT

\$132



DAYS ON MARKET

42

AVG DAYS ON MARKET

27



Homes for Sale

165

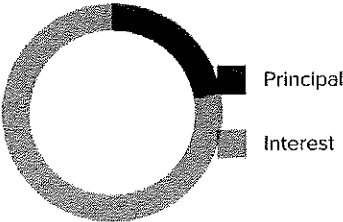


Homes Sold

462



How much will my mortgage payments be?
Your total payment will be \$10



PURCHASE PRICE

\$2,350

INTEREST RATE

5.000%

DOWN PAYMENT (\$470)

20%

TERM (YEARS)

30

Estimate does not reflect Property Tax, PMI, or Homeowner Insurance

Your Schools ⓘ ▼

PUBLIC	<u>Pine Grove School</u> KG-04	624 students	1.33 mi
	<u>Avon High School</u> 09-12	1,024 students	1.33 mi
	<u>Thompson Brook School</u> 05-06	497 students	1.38 mi
	<u>Avon Middle School</u> 07-08	558 students	1.73 mi
PRIVATE	<u>Avon Old Farms School</u> 09-12	410 students	2.14 mi
	<u>Miss Porter's School</u> 09-12	322 students	4.15 mi

Occupancy ⓘ ▼

	Owned	Rented	Vacant
ZIP CODE: 06001	86%	14%	4%
HARTFORD COUNTY, CT	64%	36%	7%
UNITED STATES	64%	36%	12%

Housing Trends ⓘ

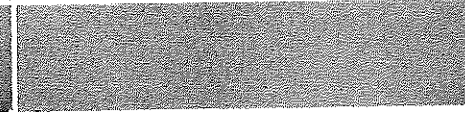
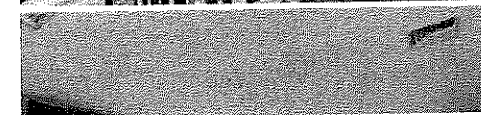
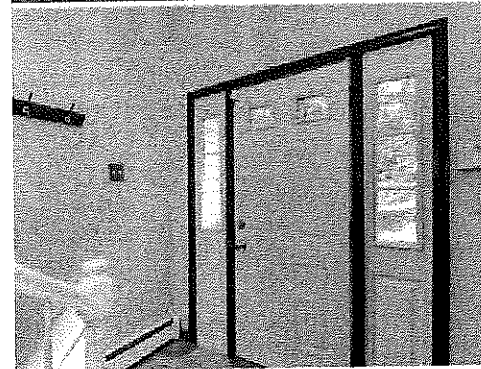
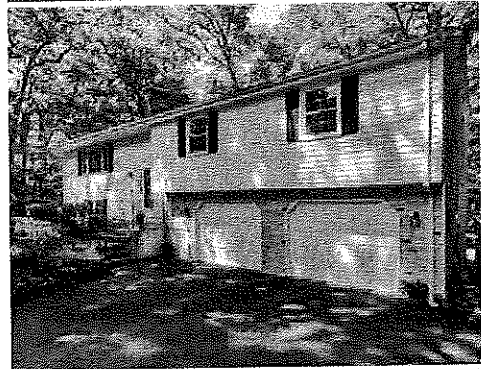
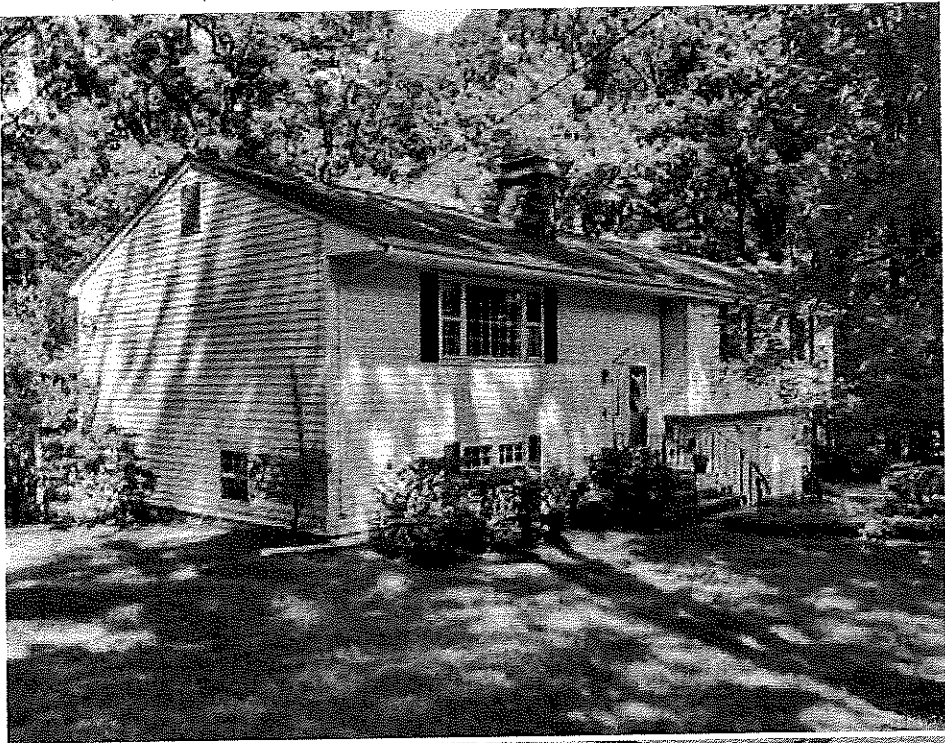
▼

	Home Appreciation	Median Age
ZIP CODE: 06001	1%	43y
HARTFORD COUNTY, CT	1%	57y
UNITED STATES	6%	43y

Economic Data ⓘ

▼

	Median House. Income	Unemployment	Cost of Living Index
ZIP CODE: 06001	\$122,666	2.5%	80.75
HARTFORD COUNTY, CT	\$68,027	5.5%	101.01
UNITED STATES	\$55,322	4.7%	100.00



Zillow

Save Share More

\$2,950/mo 4 bd | 2.5 ba | 1,590 sqft

87 Deepwood Dr, Avon, CT 06001

House for rent | Rent Zestimate®: **\$2,500/mo**

Request a tour

Request to apply

Overview Facts and features Rent Zestimate Price and tax history

1 In-person tours may not currently allow for safe social distancing or comply with public health orders. If you select "Request a tour," please consider alternatives, such as Zillow 3D Home™ tours or video consultations.



Travel times

INRIX

A To 750 Main St, Hartford, CT 06103, USA
By Car **34 mins** Rush hour **30 mins** No traffic

Edit

+ Add another commute

Overview

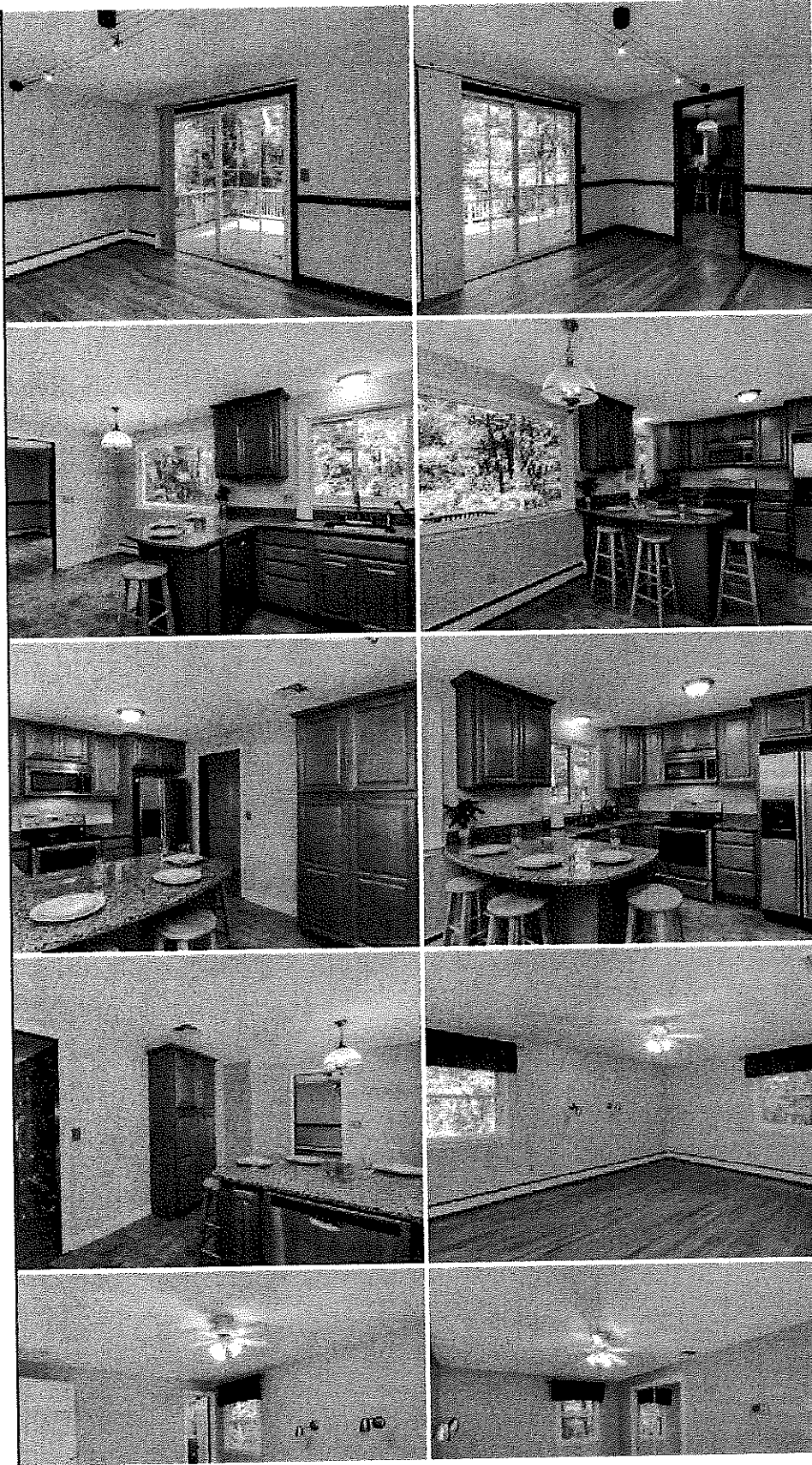
Days listed **65** | Contacts --

Great location and spacious home with privacy and great sunset views. Newer kitchen, newer carpeting/flooring on lower level, just prior to current tenant hardwood floors on entire main level were refinished, interior was painted, roof was replaced and lighting was upgraded. Showings with Covid precautions. Zoom tours can be arranged.

Ask a question

Rental facts and features

Type:	Single Family	Parking:	Underground/Ba Garage - Attached Covered
Cooling:	Central		
Heating:	Baseboard, Oil	Laundry:	In Unit
Pets:	No Pets	Deposit & fees:	Contact manager



Interior details

Bedrooms and bathrooms
Bedrooms: 4

Basement
Basement: Partially finished

Heating
Heating features: Baseboard,
Oil

Cooling
Cooling features: Central

Appliances
Appliances included:
Dishwasher, Dryer, Garbage
disposal, Microwave,
Refrigerator, Washer
Laundry features: In Unit

Other interior features
Total interior livable area:
1,590 sqft
Fireplace: Yes

Property details

Parking
Total spaces: 2
Parking features:
Underground/Basement,
Garage - Attached, Covered
Garage spaces: 2

Lot
Lot size: 0.69 Acres

Other property information
Parcel number:
AVONNM:16L:2070087

Property
Stories: 1
Exterior features: Stone

Construction details

Type and style
Home type: Single Family

Material information
Construction materials:
concrete
Roof: Asphalt

Condition
New construction: No
Year built: 1969

Notable dates
Major remodel year: 1969

Community and Neighborhood Details

Location
Region: Avon


HOA and financial details

Other financial information
Tax assessed value: \$200,590
Annual tax amount: \$6,599

Other

Source details
MLS ID: 170343680

Other facts
Heating system: Baseboard
Laundry: In Unit
MLS Listing ID: 170343680
MLS Name: SMT

 See fewer facts and features

Services availability

61.36 Sun Number™

Save search

More

Home type

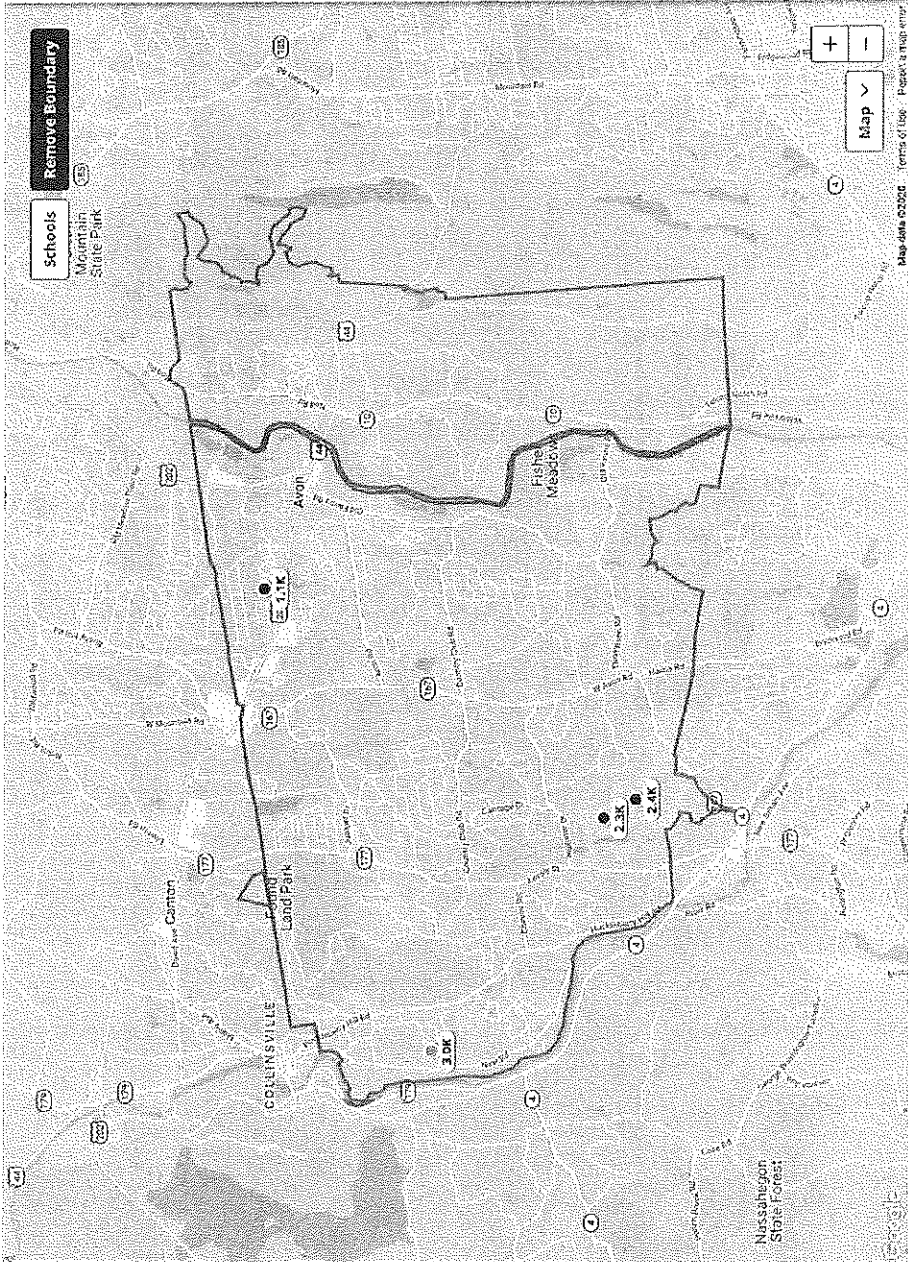
Beds & Baths

Price

For Rent

Q

Avon, CT



Avon CT Rental Listings

4 results

Sort by: Newest

42 days ago

1 bd1 ba

600 sqft

\$1,065/mo

156 W Main St APT E9, Avon, CT 06001

Apartment for rent

42 days ago

3 bds2.5 ba

1,650 sqft

\$2,350/mo

12 Applewood Ln #12, Avon, CT 06001

Townhouse for rent

Sponsored

The Ridge at Talcott Mountain

Pet Friendly, Gym, W/D in-Unit, Pool, Pa...

Rent Starting at \$3,200+

Learn More

65 days ago

4 bds2.5 ba

1,590 sqft

\$2,950/mo

87 Deepwood Dr, Avon, CT 06001

House for rent

68 days ago

2 bds2 ba

1,213 sqft

\$2,300/mo

3 Sweetbriar Ln #3, Avon, CT 06001

Condo for rent

Where

Avon, Connecticut, United States of America

Check In

Feb 13

Check Out

Feb 20

Guests

Search



- Overview
- Amenities
- Policies
- Reviews
- Map
- Owner

⚠

Know before you go

This area may have travel restrictions related to COVID-19.

Picture Perfect 3 bedroom Ranch with Two-Car Garage

🏠

house · 2000 sq. ft.

👤

Sleeps: 6

🛏

Bedrooms: 3

🚿

Bathrooms: 2

🛀

Half Baths: 1

🌙

Min Stay: 7 nights

📍

Avon, Connecticut, United States of America · 2.7 mi to Avon center

- Instant Confirmation

Air Conditioning

No Smoking

Internet

TV

Satellite or Cable

\$277

/night

♡

Save

🔗

Share

Please enter number of guests.

Check In Feb 13	Check Out Feb 20
Guests	

Total

Total includes fees, taxes additional

\$2,708.50

[View details](#)

Or as low as \$193/mo with **affirm**. [Learn more](#)

Book Now

🕒

Free cancellation until **Jan 14, 2021**

Mary Hammer

Ask owner a question

Property # 9462236ha

🌐

\$

Low fares to reconnect with your loved ones

Travel with confidence

American Airlines

Clean Commitment

American Airlines

Book now

Sun-drenched Ranch with many updates and beautiful big yard!

Sun-drenched ranch with many updates; fabulous 2011 kitchen with beautiful Brazilian KOA Floors complimenting cabinetry, shimmering tile back-splash and granite counters. Interior of house was totally repainted and hard wood floors done in April 2020. The house is sparse and squeaky clean, perfectly comfortable for 4 to 6 people to sleep.

View more

Bedrooms

Bedrooms: 3 Sleeps: 6

Twins Bedroom



twin/ single (2)

Very suitable for two people of any age.

Second Bedroom



queen

Large bedroom with queen bed and accessories

Master



king

Master bedroom with bath

Two twin beds, dresser, lamp, child playhouse

Amenities

Featured

- Internet
- Air Conditioning
- TV
- Satellite or cable
- Washer & Dryer
- Parking
- No Smoking
- Heater

Bathrooms

Bathrooms: 2, Half Baths: 1

Second Bathroom

Toilet, combination tub/shower, tub, shower
Combo tub/shower, vanity, toilet

Third Bathroom

Toilet
Toilet, sink, mirror

master

Toilet, shower
Shower, toilet, sink

Safety features

Exterior lighting

Carbon-monoxide detector
kitchen, hallway, and laundry room

First-aid kit
kitchen

Fire extinguisher
kitchen

Smoke detector
in front of entrance door and near garage door

Deadbolt lock

Location Type

Rural
Very nice house in quiet residential neighborhood in lovely Avon.

General

Air Conditioning
A/C Units in each room

Heating

Linens Provided

Washing Machine

Clothes Dryer

Parking
2 car garage

Garage
2 car garage

Internet

Towels Provided

Wireless Internet
500 Mgps

Iron & Board

Hair Dryer

Paper Towels

Basic Soaps

Toilet Paper

Kitchen

Dishwasher

Refrigerator

Stove

Oven

Microwave

Grill

Coffee Maker

Toaster
4 slices

Blender

Coffee Grinder

Pantry Items

Dishes & Utensils

Kitchen
Large eat in kitchen

Dining

Seating for 6 people

Dining Room

Dining Area

Dining
There is a table that seats 6 in kitchen.
There is also a table in dining room that seats 4 to 5.

Entertainment

- Television
- Satellite/Cable
- DVD Player
- Books
- Toys

Outside

- Lawn/Garden
- Bicycles
- Beach Towels
- Deck/Patio
- Outdoor Furniture

Suitability

- Long-term Renters Welcome


Policies

Cancellation Policy

- 100% refund if you cancel by Jan 14, 2021.

50% refund (minus the service fee) if you cancel by Jan 30, 2021.

No refund if you cancel after Jan 30, 2021.

 If you have upcoming trips, you can manage or cancel your booking in your traveler account.

[View upcoming trip \(/traveler/th/bookings\)](#)

Learn more about our [cancellation policies](https://help.vrbo.com/articles/What-is-the-cancellation-policy).
(<https://help.vrbo.com/articles/What-is-the-cancellation-policy>).

100% refund

50% refund

No refund

Jan 14

Jan 30

Feb 13

Check in

Damage and Incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

House Rules

Check in after: 4:00 PM

Check out before: 11:00 AM

- Max guests: 6

Cleaning practices

- All towels and bedding washed in hot water that's at least 60°C/140°F
- Cleaned with disinfectant
- Minimum 3-day vacancy between guest stays
- Check in and check out with no person-to-person contact
- High-touch surfaces cleaned with disinfectant (like countertops, light switches, handles, and faucets)
- Follows industry health association: SafeStay (AHLA - USA)

Map

Avon, Connecticut, United States of America
Detailed location provided after booking

What's nearby

1. University of Hartford

8.8 mi
2. XL Center

10.9 mi
3. University of Connecticut...

7.6 mi
4. Ski Sundown

6 mi
5. Xfinity Theatre

11.3 mi
6. Trinity College

10.8 mi

<

1 - 6 of 25

>

Hosted by Mary Hammer

Member Since 2016

Languages: English, Spanish

Ask owner a question



[Home \(https://www.vrbo.com/vacation-rentals\)](https://www.vrbo.com/vacation-rentals) > [United States \(https://www.vrbo.com/vacation-rentals/usa\)](https://www.vrbo.com/vacation-rentals/usa) >
[Connecticut \(https://www.vrbo.com/vacation-rentals/usa/connecticut\)](https://www.vrbo.com/vacation-rentals/usa/connecticut) >
[Hartford County \(https://www.vrbo.com/vacation-rentals/usa/connecticut/hartford-county\)](https://www.vrbo.com/vacation-rentals/usa/connecticut/hartford-county) >
[Avon \(https://www.vrbo.com/vacation-rentals/usa/connecticut/avon\)](https://www.vrbo.com/vacation-rentals/usa/connecticut/avon)



Start your search

Become a host

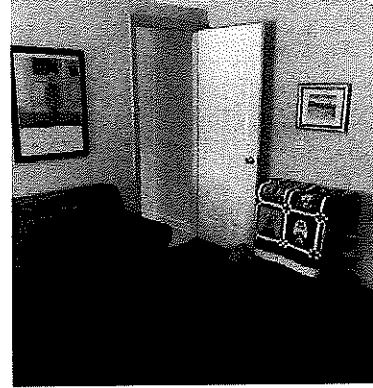
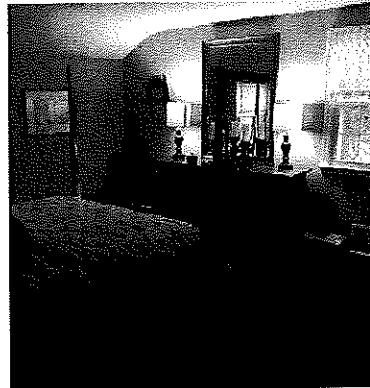
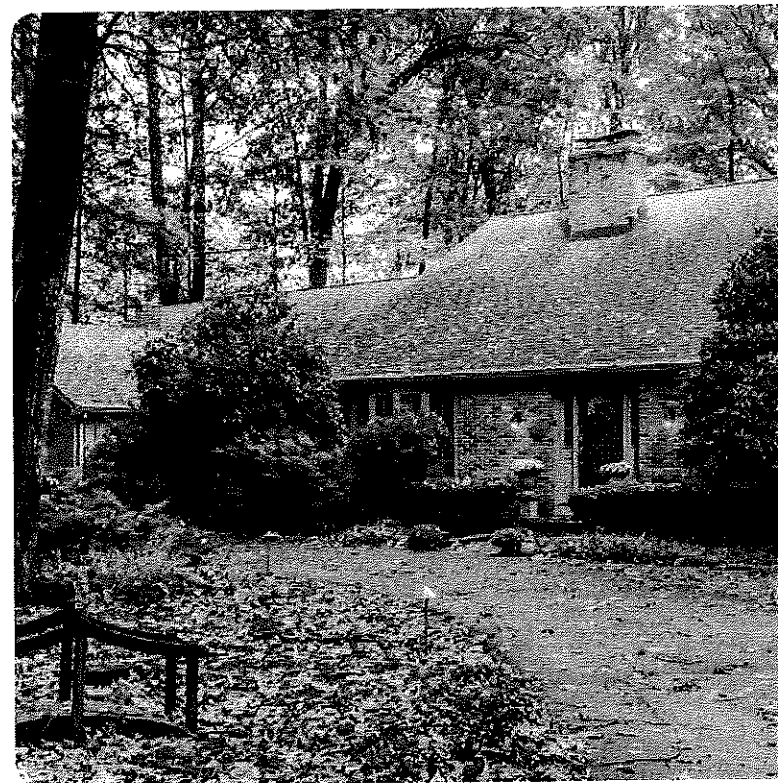


Heidi's Hide-Away Bed and Bath

★ 4.91 (44) · Superhost · Avon, Connecticut, United States

[Share](#)

[Save](#)



[Show all photos](#)

Private room in house hosted by Heidi



2 guests · 1 bedroom · 1 bed · 1 private bath



Enhanced Clean

This host committed to Airbnb's 5-step enhanced cleaning process. [Learn more](#)



Self check-in

Check yourself in with the keypad.

\$59 / night ★ 4.91 (44)

CHECK-IN
1/15/2021

CHECKOUT
1/17/2021

GUESTS
1 guest



[Reserve](#)

You won't be charged yet

\$59 x 2 nights

\$118



Heidi is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.



Free cancellation until 3:00 PM on Jan 14

After that, cancel before 3:00 PM on Jan 15 and get a full refund, minus the first night and service fee. [Get details](#)



House rules

This place isn't suitable for infants (0–2 yrs) and the host doesn't allow parties or smoking. [Get details](#)

Large sprawling home with second floor private bedroom and bathroom. Guests also can enjoy a sitting room with HDTV, Coffee, Tea and snacks. Beautifully renovated home, ideal location for visiting friends and family at Avon Old Farms, Miss Porters, or Ethel Walker schools. Also perfect for coming to Avon for a wedding or the holidays and for busy professionals staying in the Farmington Valley. We welcome all visitors from all backgrounds.

Contact host

Sleeping arrangements



Bedroom 1

1 queen bed






<u>Service fee</u>	\$17
<u>Occupancy taxes and fees</u>	\$18
Total	\$153

This is a rare find. Heidi's place on Airbnb is usually booked.



[Report this listing](#)

Amenities

-  TV
-  Hair dryer
-  Cable TV
-  Private living room
-  Private entrance
-  Essentials
-  Smoke alarm
-  Iron
-  Free parking on premises
-  Fire extinguisher

Show all 27 amenities

2 nights in Avon

Jan 15, 2021 - Jan 17, 2021

January 2021							February 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2		1	2	3	4	5	6
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28						
31													



Clear dates

★ 4.91 (44 reviews)

Cleanliness 5.0

Communication 5.0

Check-in 5.0

Accuracy  5.0

Location 5.0

Value	4.9
-------	-----



Rafael
November 2020

Heidi's place is a wonderful place to stay. She was always willing to answer any doubt I had. The room was clean as well as the bathroom! I strongly recommend the place!



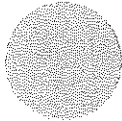
Alex
October 2020 · Weekend trip

Omg! We stayed at Heidi's only for 1 night because we were traveling to Massachusetts and goin back the next day, but I wished we could've stayed longer! This place is amazing and beautiful! It feels like you're in a movie! Peaceful and quite! Heidi was super friendly and the place was very clean and comfortable. I think I want to go back to CT only to stay here!!



Vicky
September 2020

Great hideaway Absolutely beautiful area and home. Very private



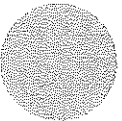
Liz
November 2020

The listing was thorough and accurate and thus was immensely helpful for planning my stay. Heidi responded quickly to my questions prior to booking.



Laura
October 2020 · Weekend trip

Great place!



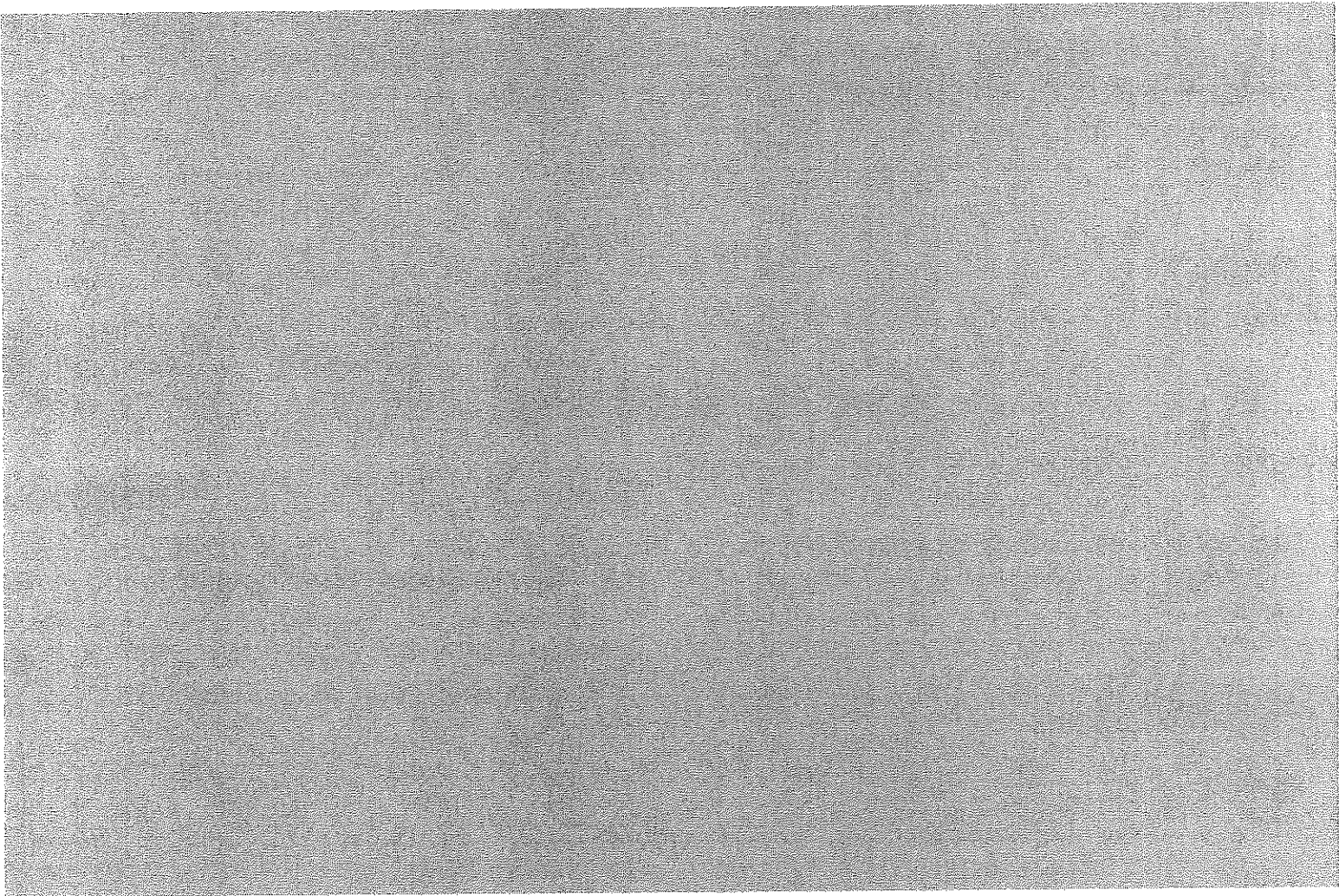
Jamie
September 2020

Such a homey, cozy atmosphere

Show all 44 reviews

Location

Avon, Connecticut, United States





Hosted by Heidi



Joined in April 2017



166 Reviews



Superhost

I am a working professional in the public health sector. I enjoy biking, gardening, walking my dogs, and going to the movies. I am originally from the Detroit area and love all Detroit and Michigan sports teams.

Heidi is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Response rate: 100%

Response time: within an hour








Contact host



To protect your payment, never transfer money or communicate outside of the Airbnb website or app.





Things to know

House rules

-  Check-in: 3:00 PM - 10:00 PM
-  Checkout: 11:00 AM
-  Self check-in with keypad
-  Not suitable for infants (under 2 years)
-  No smoking
-  No parties or events
-  Pets are allowed

[Show all](#) >

Health & safety

-  Committed to Airbnb's enhanced cleaning process. [Learn more](#)
-  Airbnb's social-distancing and other COVID-19-related guidelines apply
-  Carbon monoxide alarm
-  Smoke alarm

[Show all](#) >

Cancellation policy

Free cancellation until 3:00 PM on Jan 14

After that, cancel before 3:00 PM on Jan 15 and get a full refund, minus the first night and service fee.

[More details](#) >

Explore other options in and around Avon

More places to stay in Avon:

Apartments · Bed and breakfasts · Lofts · Villas · Condominiums

Long Island	Montauk	Jersey City	Newport
New York	Montreal	Boston	Ottawa
Washington	Philadelphia	The Hamptons	Cape Cod

ABOUT	COMMUNITY	HOST	SUPPORT
How Airbnb works	Diversity & Belonging	Host your home	Our COVID-19 Response
Newsroom	Against Discrimination	Host an Online Experience	Help Center
Airbnb Plus	Accessibility	Host an Experience	Cancellation options
HotelTonight	Airbnb Associates	Responsible hosting	Neighborhood Support
Airbnb for Work	Frontline Stays	Resource Center	Trust & Safety
Olympics	Invite friends	Community Center	
Careers	Gift cards		
	Airbnb.org		


END OF APPLICATION AS SUBMITTED



Town of Avon

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

November 10, 2020

Mr. James R. Barnes
145 Deercliff Road
Avon, CT 06001

Re: **CEASE and DESIST ORDER: 145 DEERCLIFF ROAD, AVON, CONNECTICUT**

Dear Mr. Barnes:

The Town of Avon Staff has reviewed all the material submitted to the Planning Department in connection with this matter. Submitted materials include a letter from you received October 29, 2020. In addition, numerous complaints from your neighbors were also received.

Finding: The current use of the subject property at 145 Deercliff Road for repeated rental purposes is in violation of the Avon Zoning regulations. The property is being rented out to the public for gatherings which are not a permitted use under Section IV of the Avon Zoning Regulations.

ORDER: You are hereby ordered to cease the unpermitted rental use of the property and desist from this use now and in the future.

The property is a single family residence and was permitted as such. The only use permitted in this residential zone is for use as a single family dwelling. Recurring rentals to the public are not permitted. There has been a significant amount of evidence submitted to this office showing that you are renting the dwelling out for gatherings, parties and other unpermitted uses. This is being done through at least one commercial enterprise known as VRBO. This on-line entity known as Vacation Rental By Owner demonstrates your repeated rental of the residential property and is an unpermitted improper use of repeated rental to the general public.

The Avon Police Department has also verified that several of these unpermitted gatherings have taken place at this location. In addition several of the immediate neighbors whose property has been directly affected by this conduct have complained and supplied backup information that this unpermitted use is occurring and is endangering their safety.

You are hereby ordered to cease and desist from this activity immediately. If the activity does not cease an immediate legal action will be initiated. This could well involve legal fees, fines and further action against you as the property owner.

If you have any questions, you may contact this office. In the meantime we expect this unpermitted activity to cease immediately.

Yours truly,



Hiram Peck, AICP, CFM
Director of Planning and Community Development
Zoning Enforcement Officer

CERTIFIED MAIL 7017 2680 0000 3997 3781

Copy: Brandon Robertson, Town Manager
John McCahill, Assistant Zoning Enforcement Officer
James Rio, Avon Police Department

N:\Planning\Linda\Zoning Compliance\145DeercliffRd_CEASE_DESIST_HP_Nov10_2020.docx

7017 2680 0000 3997 3781

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee
\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage
\$

Total Postage and Fees
\$

Postmark
Here

Sent To
James Barnes

Street and Apt. No., or PO Box No.
145 Deercliff Rd

City, State, ZIP+4®
Avon CT 06001

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



**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

TOWN OF AVON

60 West Main St. Avon, CT 06001-3719
www.avonct.gov

October 19, 2020

Mr. James R. Barnes
145 Deercliff Road
Avon, CT 06001

Re: Failure to respond to property use complaints inquiry Step 2.

Dear Mr. Barnes:

You have failed to respond to the inquiry we sent you on October 5, 2020 as requested. Thus unfortunately we are required to take the next step in the potential enforcement process. If you choose not to respond to this final request, a formal Cease and Desist Order may be issued which could result in a formal legal action and associated fees and fines.

An inspection of the premises is requested at this time in order to determine the basis of the following complaints received by this office. Failure to respond to this request within 10 days will result in the issuance of the formal Cease and Desist order.


The Avon Planning and Zoning Office and the office of the Town manager have received several complaints regarding the use of the property at 145 Deercliff Road. The complaints concern the use of the residential property for gatherings and parties which are not part of a family function on the property. The complaints allege that the property is being rented out as a party venue as well as a VRBO commercial destination for the public.

In addition the use of the property for an illegal dwelling unit in a converted garage has also been raised. If this is determined to be the case additional fees and fines may also be issued against the property. In addition a formal legal action may be necessary in order to correct the situation which is claimed to be in violation of the Avon Zoning regulations.

Please respond to this letter no later than October 29, 2020. Please feel free to send us your response by US Mail or by email by that date. You are certainly welcome to call me if you wish, but I need a written response to these complaints at this time.

I look forward to your response to these complaints so that this matter may hopefully be resolved quickly.

Yours truly,


Hiram Peck, AICP, CFM
Director of Planning and Community Development
Zoning Enforcement Officer

Copy: Brandon Robertson, Town Manager
Grace Tiezzi, Assistant Town Manager
John McCahill, Land Use Specialist
Ray Steadward, Building Official

CERTIFIED MAIL 7017 0530 0000 6903 3549 Return Receipt Requested

N:\Planning\Linda\MISC\145DeercliffRoad_2ndLetter_HP_Oct19_2020.docx

SECTION	COM
ss on the reverse ard to you.	A. SI
c of the mailpiece, nits.	B. R
	D. Is If
3. Ser	
<input type="checkbox"/> Adult	
<input type="checkbox"/> Adult	
<input checked="" type="checkbox"/> Certit	
<input type="checkbox"/> Certit	
<input type="checkbox"/> Colle	
<input type="checkbox"/> Colle	
<input type="checkbox"/> Insur	
<input type="checkbox"/> Insur (over	

Barnes
H Rd

074 7663 04

service label)

903 3549

7530-02-000-9053

7017 0530 0000 6903 3549

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	Postmark Here
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To James R. Barnes	
Street and Apt. No., or PO Box No. 145 Deercliff Rd	
City, State, ZIP+4® Avon Ct 06001	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



TOWN OF AVON

60 West Main St. Avon, CT 06001-3719
www.avonct.gov

**POLICE, FIRE & MEDICAL
EMERGENCY** - 911

TOWN MANAGER'S OFFICE
Tel. (860) 409-4300
Fax (860) 409-4368

ASST. to the TOWN MANAGER
Tel. (860) 409-4377
Fax (860) 409-4368

ACCOUNTING
Tel. (860) 409-4339
Fax (860) 677-2847

ASSESSOR'S OFFICE
Tel. (860) 409-4335
Fax (860) 409-4366

BUILDING DEPARTMENT
Tel. (860) 409-4316
Fax (860) 409-4321

COLLECTOR OF REVENUE
Tel. (860) 409-4306
Fax (860) 677-8428

ENGINEERING DEPARTMENT
Tel. (860) 409-4322
Fax (860) 409-4364

FINANCE DEPARTMENT
Tel. (860) 409-4339
Fax (860) 409-4366

FIRE MARSHAL
Tel. (860) 409-4319
Fax (860) 409-4321

HUMAN RESOURCES
Tel. (860) 409-4303
Fax (860) 409-4366

LANDFILL
281 Huckleberry Hill Rd.
Tel. (860) 673-3677

PLANNING & ZONING
Tel. (860) 409-4328
Fax (860) 409-4375

POLICE DEPARTMENT
Tel. (860) 409-4200
Fax (860) 409-4206

PROBATE
Tel. (860) 658-3277
Fax (860) 658-3204

PUBLIC LIBRARY
281 Country Club Road
Tel. (860) 673-9712
Fax (860) 675-6364

PUBLIC WORKS
11 Arch Road
Tel. (860) 673-6151
Fax (860) 673-0338

RECREATION AND PARKS
Tel. (860) 409-4332
Fax (860) 409-4334
Cancellation (860) 409-4365

REGISTRAR OF VOTERS
Tel. (860) 409-4350
Fax (860) 409-4368

SOCIAL SERVICES
Tel. (860) 409-4346
Fax (860) 409-4366

TOWN CLERK
Tel. (860) 409-4310
Fax (860) 677-8428

TDD-HEARING IMPAIRED
Tel. (860) 409-4361

October 5, 2020

Mr. James R. Barnes
145 Deercliff Road
Avon, CT 06001

Re: Property Use Complaints

Dear Mr. Barnes:

The Avon Planning and Zoning Office and the office of the Town Manager have received several complaints regarding the use of the property at 145 Deercliff Road. The complaints concern the use of the residential property for gatherings and parties which are not part of a family function on the property. The complaints allege that the property is being rented out as a party venue as well as a VRBO commercial destination for the public.

In addition the use of the property for an illegal dwelling unit in a converted garage has also been raised.

In order to determine the validity of these complaints, I offer you the opportunity to explain the present use of the property and the current status of the property as a commercial operation, which may be found in violation of existing Avon Zoning regulations.

Please respond to this letter no later than October 12, 2020. Please feel free to send us your response by US Mail or by email by that date. You are certainly welcome to call me if you wish, but I need a written response to these complaints as well.

I look forward to your response to these complaints so that this matter may hopefully be resolved quickly.

Yours truly,

Hiram Peck, AICP, CFM
Director of Planning and Community Development
Zoning Enforcement Officer

Copy: Brandon Robertson, Town Manager
Grace Tiezzi, Assistant Town Manager
John McCahill, Land Use Specialist
Ray Steadward, Building Official

N:\Planning\Linda\MISC\145DeercliffRoad_complaints_HP_OCT5_2020.doc

7017 2680 0000 3997 3743

U.S. Postal Service™	
CERTIFIED MAIL® RE	
Domestic Mail Only	
For delivery information, visit our website®.	
OFFICIAL	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	James Barnes
Street and Apt. No., or PO Box No.	145 Deercliff Rd
City, State, ZIP+4®	Avon ct 06001
PS Form 3800, April 2015 PSN 7530-02-000-9047 Instructions	



Town of Avon

January 8, 2021

SENT VIA USPS
SENT VIA CERTIFIED USPS MAIL
Donna J. and James R. Barnes, Owners
James R. Barnes, Applicant
145 Deercliff Road
Avon, CT 06001

Dear Mr. Barnes:

The Town of Avon Zoning Board of Appeals is in receipt of your application for 145 Deercliff Road, dated December 10, 2020. Please be advised that a virtual public hearing will be held on Thursday, January 21, 2021, at 7:00 p.m., at which time your application will be heard. Please be present or have representation at this virtual meeting. You will receive a copy of the agenda prior to the meeting. This virtual meeting will be conducted via the GoToMeeting platform; please see access details below.

**Virtual Public Hearing
VIA GOTOMEETING**

Join by web, <https://global.gotomeeting.com/join/673875461>; or
dial by phone, United States: (872) 240-3212,
Access Code: 673-875-461#

Thank you.

Sincerely,

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

Avon,
(860) 400-5439

60 W. Main St.
7017 2680 0000 5439

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage and Fees	
\$	

Postmark
Here

Sent to: Donna J. and James R. Barnes
Street and Apt. No., or PO Box No.: 145 Deercliff Road
City, State, ZIP+4®: Avon, CT 06001

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

TOWN OF AVON ZBA

Appeal Requested:

Application of Donna J. and James R. Barnes, owners, and James R. Barnes, applicant;
requesting from Avon Zoning Regulations, Section X. C. 1., an appeal from the decision of the
Zoning Enforcement Officer, Cease and Desist Order, dated 11/10/2020, located at 145 Deercliff
Road in an RU2A zone.

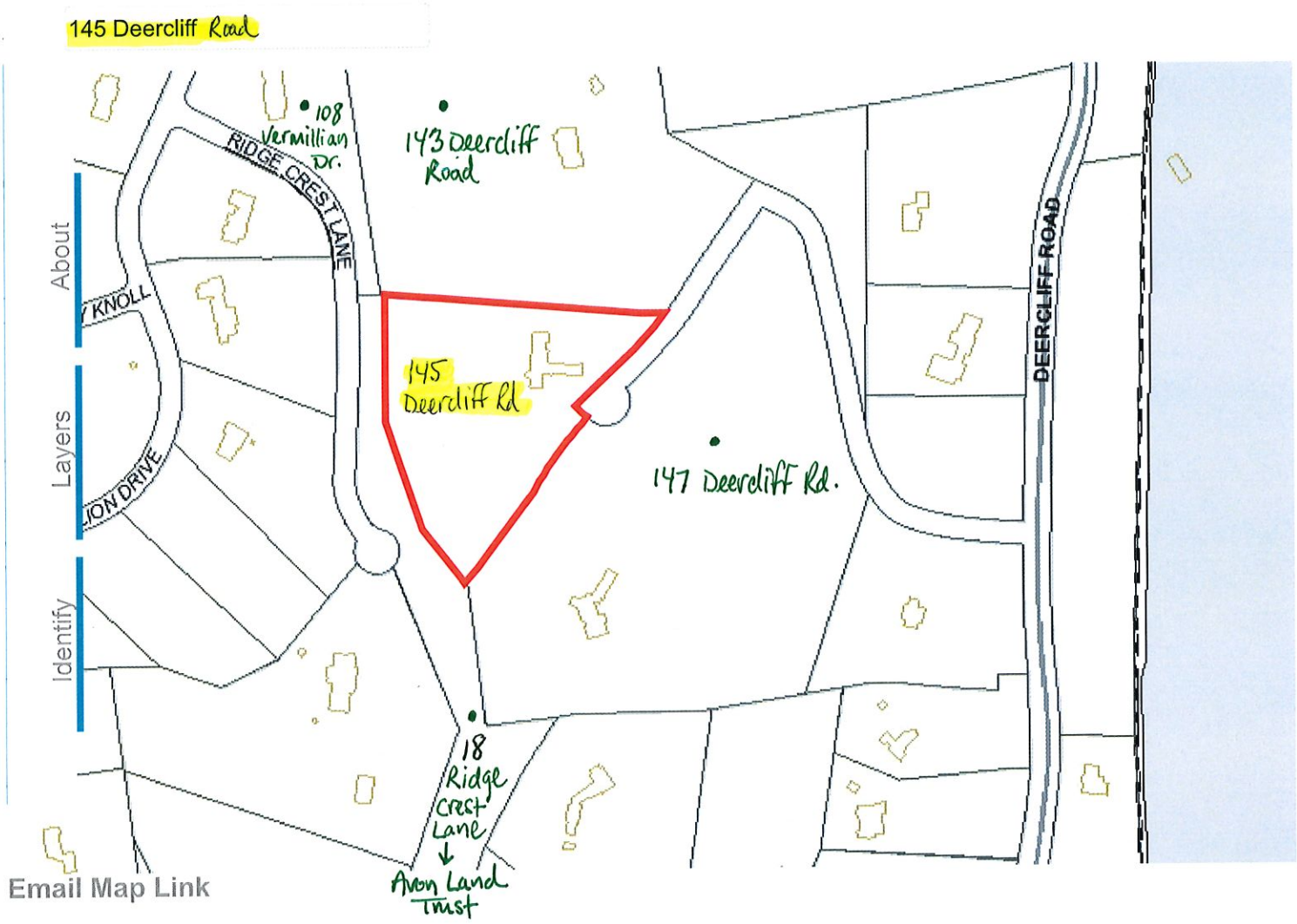
NOTICE TO ABUTTING PROPERTY OWNERS, MAILED JANUARY 21, 2021:

143 Deercliff Road

147 Deercliff Road

18 Ridge Crest Lane, Avon Land Trust, PO Box 267, Avon, CT 06001

108 Vermillion Drive



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



Print Map

Size:

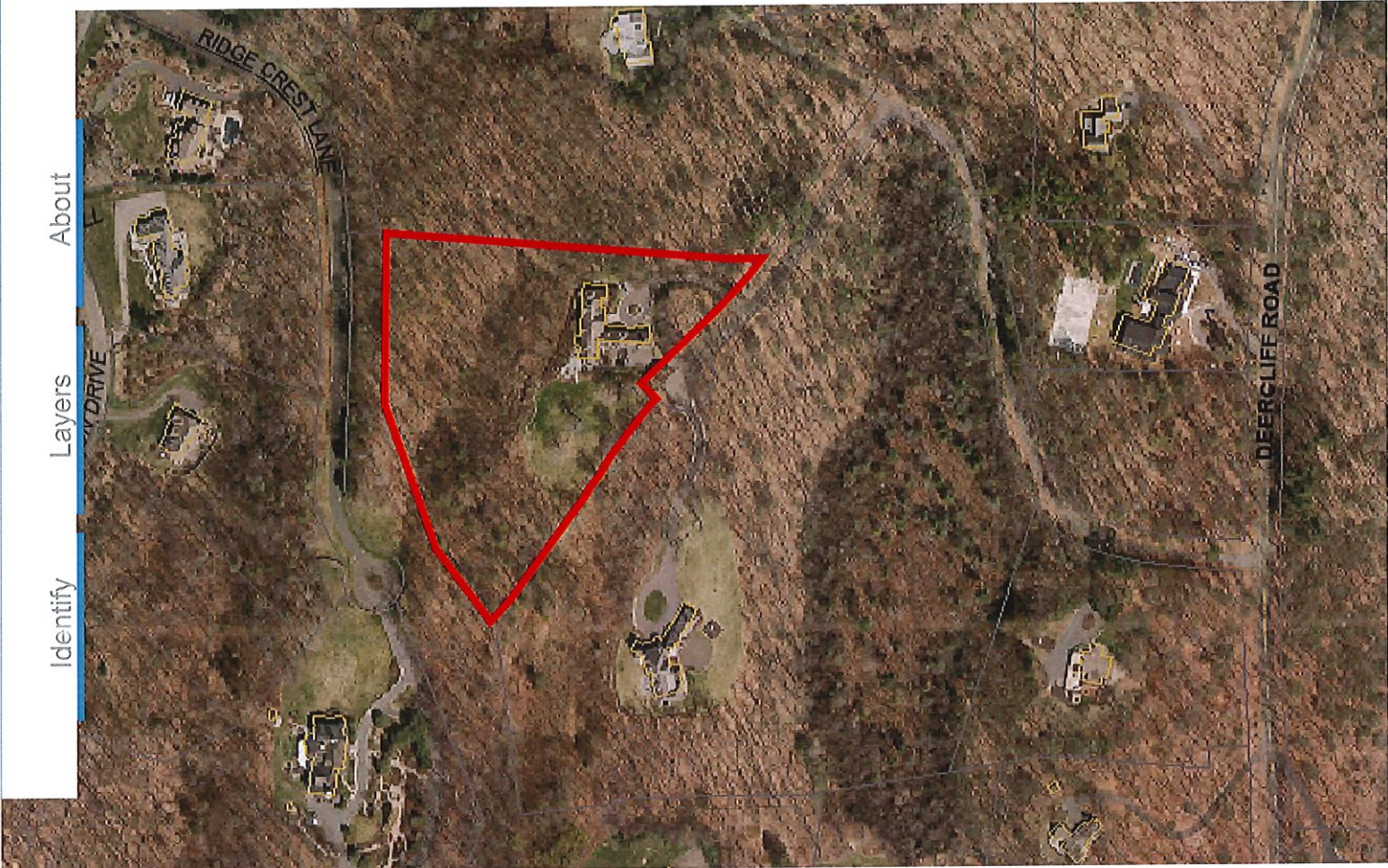
Scale: 1" = ft. Title:

-->

lat:41.7896, long:-72.8058

Tighe&Bond

145 Deercliff



Email Map Link

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



Print Map

Size:

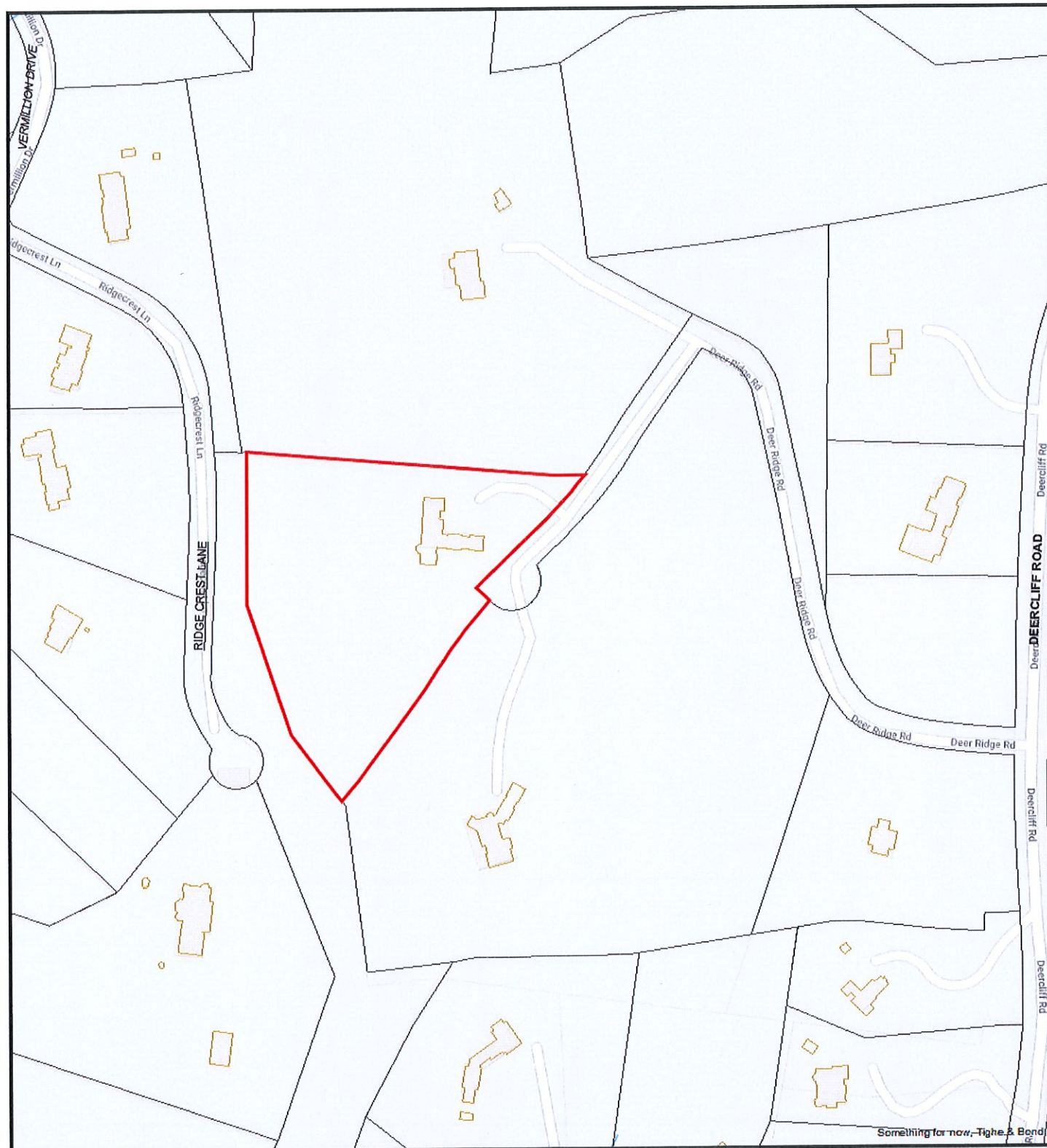
Scale: 1" = ft. Title:

Print

-->

lat:41.7899, long:-72.8061

Tighe&Bond



145 Deercliff Road

12/10/2020 8:43:10 PM

Scale: 1"=250'

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.



DMC

Card 01 of 01 card

Town of Avon Residential Property Card

Property at 00145 DEERCLIFF ROAD

Prop ID 2090145

Printed 19-Mar-2020 12:37 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: BARNES DONNA J & JAMES R
Second name:
Address: 145 DEERCLIFF ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 021 Clerk map:
Lot: 2090145 Neigh.: Zone: RU2A Vol: 668 Page: 173

Assessments

Assmt category	Qty	Amount
Resident Land	2.00	455,000
Resident Excess	3.59	18,850
Resident Dwelling	1.00	1,016,500
Resident Outbldg		

Exemptions

Exempt Cat	Amount

Last sale

Sale date: 21-Oct-2013
Sale price: 2,750,000
Sale valid:
Values
Mkt value :
Cost value: 2,129,071

Summary

Total assessments	1,490,350
Total exemptions	
Net assessment	1,490,350

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : .7742
Mkt/sale :
Assmt/sale: .5419

Building Valuation Summary

	Area	
Dwelling	3,461	561,250
Basement		
Heating	Yes	16,220
Plumbing	6 F/B 1 H/B 8 Add'l fix. 2 Wh/p	29,400
Attic	None	
Attic size:		
Additions		172,924
Other Features	WB Stks	50,000

Sub-Total

Grade AA+ Factor 2.5000

CDU C&D Factor 1.00

Depreciation 30 %

Computed cost value @ 70%

829,794

2,074,485

2,074,485

1,452,140

1,016,498

Building additions

Category	Type	Area	Value
G Garages	MA Attached masonry LE	625	24,582
P Porches, Patios, Decks	CNPV Canopy	336	5,274
G Garages	MA Attached masonry LE	625	24,582
G Garages	FSF Full-story fin o/gar	506	25,107
L Living Area	AIR Air conditioning	506	1,140
L Living Area	BSMT Basement addition	620	8,463
L Living Area	MAFF Masonry first floor	620	54,502
L Living Area	AIR Air conditioning	620	1,396
P Porches, Patios, Decks	DECK Wood deck	168	3,296
P Porches, Patios, Decks	BPAT Brick/flagstone pati	80	1,351
L Living Area	BSMT Basement addition	145	1,979
L Living Area	MAFF Masonry first floor	145	12,746
L Living Area	AIR Air conditioning	145	327
P Porches, Patios, Decks	DECK Wood deck	130	2,551
P Porches, Patios, Decks	FOUF Frame open upper flo	78	2,203
L Living Area	BSMT Basement addition	33	450
L Living Area	MAFF Masonry first floor	33	2,901
L Living Area	AIR Air conditioning	33	74

Total additions 172,924

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	650,000	650,000			650,000	455,000
Primary Site		87,120						
RES	12	3.590	7,500	26,925			26,925	18,848
Residual		156,380						

5.590 acres Total land value 676,925 473,848

Residential Dwelling Information

Subject Code Description

Style 19 Modern Colonial

Exterior Walls 06 Brick

Roof Material 03 Wood Shingles

Roof Type 02 Hip

Foundation 01 Poured Concrete

Interior Walls 02 Drywall

Floors 01 Hardwood

Heating System 07 Hydro Air

Fuel 01 Oil

Attic 99 None

Grade 63 AA+

Garage 24 Attached 4 car

Area Over Gar. 01 Fully Finished

Basement 04 Full with walk-o

Bsmt Fin Qual 05 Living Area W/ A

Air Condition 01 Central Air

Interior Cond 05 Good

Exterior Cond 05 Good

Condominium

Story Height 2.0

Total Rooms 10

Bedrooms 5

Family Rooms 1

Full Baths 6

Half Baths 1

Addtn'l fixtures 8

Whirlpools 2

M/F stacks 2

W/B stacks 3

Garage cars 4

Unfinished area

Dormer linear f

Masonry trim sf

Finish bsmt sz 1,672

Rec Room Size

Living area 8,256

Living Units

Actual Year Built: 1999

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value

Value at 70% Value at 100%



12/11/2020 JWG



12/11/2020 JEMC