



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, March 18, 2021 7:00 PM - 9:00 PM (EST)**, via **GoToMeeting: Join by web, <https://global.gotomeeting.com/join/699775389>; or dial by phone, United States: +1 (872) 240-3412, Access Code: 699-775-389#**; on the following:

Application of Timothy Martin, owner/applicant; requesting from the Avon Zoning Regulations, Section X. C. 1., an appeal from the decision of the Building Inspector/Town Planner for the denying of my permit by deeming the property a non-buildable lot (permit denial dated 1/12/2021 & 1/11/2021), located at 14 Westridge Drive in an R-40 zone.

Application of Cynthia McGuire-Dunn and Taylor Hogan, owners/applicants; requesting from the Avon Zoning Regulations, Section IV. A. 6., an 8-foot variance to the 25-foot side yard setback for a proposed covered porch and a 6-foot variance to the 25-foot side yard setback for a proposed enclosed sitting area with pergola; located at 88 Bayberry Hill Road in an RU-2A 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 4th day of March, 2021.

ZONING BOARD OF APPEALS

Eileen Carroll, Chair
Christy Yaros, Vice-chair

RECEIVED
2021 MAR -4 AM 9:38
ANN L. DEARSTYNE
AVON TOWN CLERK

**TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, MARCH 18, 2021, 7:00 P.M.**

**Virtual Public Hearing
VIA GOTOMEETING
Join by web, <https://global.gotomeeting.com/join/699775389>;
or dial by phone
United States: +1 (872) 240-3412, Access Code: 699-775-389#**

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

I. PUBLIC HEARING:

Application of Timothy Martin, owner/applicant; requesting from the Avon Zoning Regulations, Section X. C. 1., an appeal from the decision of the Building Inspector/Town Planner for the denying of my permit by deeming the property a non-buildable lot (permit denial dated 1/12/2021 & 1/11/2021), located at 14 Westridge Drive in an R-40 zone.

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II. OTHER BUSINESS:

III. NEXT REGULARLY SCHEDULED MEETING: April 15, 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 April 15, 2021.

Motion to adjourn the meeting. Second the motion.

Chair states the meeting is adjourned.

TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, MARCH 18, 2021, 7:00 P.M.

**Virtual Public Hearing
VIA GOTOMEETING**

**Join by web, <https://global.gotomeeting.com/join/699775389>;
or Dial by phone, United States: +1 (872) 240-3412, Access Code: 699-775-389#**

(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 Timothy Martin, owner/applicant; requesting from the Avon Zoning Regulations, Section X. C. 1., an appeal from the decision of the Building Inspector/Town Planner for the denying of my permit by deeming the property a non-buildable lot (permit denial dated 1/12/2021 & 1/11/2021), located at 14 Westridge Drive in an R-40 zone.

- Town of Avon ZBA application (one page) and applicant/owner application narrative.
- Town of Avon Application for Building Permit- notated as "Not an approved lot," dated 1/11/2021 and 1/12/2021; Town of Avon emails sent to Timothy Martin from Town Building Official and Town Director of Planning and Community Development, both dated 1/12/2021.
- Town of Avon Assessor property card.
- GIS map of abutting properties, and list of abutting properties which received ZBA public hearing notification via postal mail.
- Town of Avon GIS aerial views of subject property.
- Multiple views of subject property; photographs taken by Town staff.
- Foundation Plan submitted by applicant/owner.
- Northeast Consulting, LLC, Septic System Plan submitted by applicant/owner.
- Memorandum from Hiram Peck, AICP, CFM, Director of Planning and Community Development and Zoning Enforcement Officer, dated 3/12/2021.
- 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

PLEASE PRINT LEGIBLY

APPLICATION FEE \$160
FEB 10 2021

Date 2/2/2021

OWNER Timothy Martin

Address 232 Avon Mt Rd
Avon, CT 06001
Planning Department
Town of Avon

APPLICANT Same

Address Same

TELEPHONE NO 860-392-8565

Daytime Phone No Same

LOCATION OF AFFECTED PREMISES

Email: CTSUITES@YAHOO.COM
14 Westridge Dr

ON THE East SIDE OF STREET

IN AN R-40 ZONE

ASSESSORS MAP NO. 007 PARCEL ID. 4560014 VOLUME 706 PAGE 460

Previous appeals have been made with respect to these premises as follows: Date: 2004?

April, 2006 JMC
Jan, 2007 JMC

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

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

SECTION X-C.1

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:

3. I HEREBY APPEAL from the decision of the Building Inspector/Town Planner for denying my permit by deeming the property a non-building lot.

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.

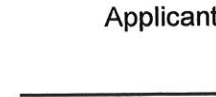
Signatures

Owners

Applicants







* April 27, 2006 - Untimely appeal not heard -
* Jan 1, 2007 - Variance to IV-A.6 denied -

JMC

ZBA Narrative in reference to the application of Timothy Martin for 14 Westridge Dr.
Avon.

This will try to explain my reasons for challenging the opinion of the Town Planner as to the legality of this property as a building lot. Due to Covid I am unable to do a thorough search of the land records in support of this narrative but I will generalize and ask John McCahill to verify the facts.

This property was created as part of a subdivision more than 40 years ago. It is located in an R-40 zone but was never fully conforming as to area, never having 40,000 sqft. It was always taxed as a legal building lot. At some point the UDOLF corporation bought it to take a slither from it to add to its commercial property that a butts to the south to increase his parking.(The Carr Hardware building) Udolf took that portion of the lot with the approval of the P & Z commission. If Udolf had not intended to keep this as a building lot there would have been no need for him to ask the Comm. for its blessing? The Comm. put caveats in it's decision on Udolf as to the screening of this property from his commercial property which would only make sense if they were protecting the future owners of this property. After taking the slither of land from this lot Udolf sold the property conveying a warranted deed to the new owners who in turn sold the property via a warranted deed to the people who sold it to me. All during this time the property was taxed as a legal building lot. I was able to fit a modest home on the property with septic and well and applied for a building permit but zoning at the time (aprox 2004) denied my application for a building permit stating this was not a legal building lot but RESIDUAL LAND I did not have the resources to fully fight that decision in court. Things have changed and I am ready to get justice for my self and this property. It makes no sense to condemn this property and cause a huge legal battle over a small house being built on it that meets all of the setbacks for the zone. Town of Avon Zoning regulations state their purpose as follows: *Purposes.*

These regulations are adopted for the purposes of:

RECEIVED

MAR 1 2021

**TOWN OF AVON
INLAND WETLANDS**
ZBA

- Promoting public health, safety, and general welfare;
 - Providing adequate light, air, and privacy;
 - Preventing overcrowding of the land and avoiding undue concentration of population;
 - Lessening congestion in the streets;
 - Facilitating adequate transportation, sewage, schools, parks, and other public requirements;
 - Securing safety from fire, panic, flood, and other dangers;
 - Conserving the value of buildings and property;
 - Encouraging the most appropriate use of land throughout the Town of Avon with reasonable consideration for the existing or planned character of the area;
 - Protecting historic factors within the Town of Avon;
 - Protecting existing and potential public surface and ground drinking water supplies;
 - Controlling erosion caused by wind or water and providing for sedimentation control;
 - Encouraging energy conservation, the use of solar and other renewable forms of energy, and energy-efficient patterns of development; and
 - Guiding the growth of the Town of Avon in accordance with the Comprehensive Plan of Development.
- Noting in that list would be accomplished by deeming this property a non building lot.

The Town zoning regulation have NO DEFINITION for residual land; but the regulations do state:

Pre-existing lots.

Where safe and adequate disposal of sewage and a safe water supply, as required by the Public Health Code, can be provided without endangering the health and safety of adjoining residents, nothing in these regulations shall prevent the construction of a permitted building or the establishment of a permitted use on a lot containing less than the prescribed area or width which at the time of adoption hereof or any pertinent amendment hereto was:

a.

Owned separately from any adjoining lot and filed in the Office of the Town Clerk of the Town of Avon.

Shown on a plan of subdivision approved by the Town Planning and Zoning Commission and filed in b.the Office of the Town Clerk of the Town of Avon.

Which is exactly what this property is!!!

Thanks,

Timothy Martin

TOWN OF AVON
APPLICATION FOR BUILDING PERMIT
ONE OR TWO FAMILY DWELLING

PERMIT NO. _____

860.409.4316 (t) • 860.409.4321 (f) • 60 West Main Street • Avon, Connecticut 06001-3743
All work done under this permit must comply with the State of Connecticut Building Code.

1658

LOCATION OF JOB (NO. & STREET) 14 West Ridge Dr Avon		CONST. TYPE VB	OCCUPANCY Residential	CBYD 2020 490-	
TITLE		ADDRESS (No., Street, Town, State, Zip)		TEL.	E-MAIL
PROPERTY OWNER TIMOTHY MARTIN		232 AVON MT RD. AVON CT. 06001		860 392 8565	CTSUITES@ YAHOO.COM
APPLICANT SAME					
BUILDER N/A	REG. #				
ARCHITECT/HOME DESIGNER N/A	LICENSE #				
CONTACT PERSON SAME					
PERMIT	PROJECT TYPE	STORY	Gross sq. ft.		
<input checked="" type="checkbox"/> Foundation	<input checked="" type="checkbox"/> New Construction	Bsmt.	1500		
<input type="checkbox"/> Residence	<input type="checkbox"/> Addition	1 st			
<input type="checkbox"/> Garage	<input type="checkbox"/> Alteration	2 nd			
<input type="checkbox"/> Deck	<input type="checkbox"/> Repair/Replace	3 rd			
<input type="checkbox"/> Pool	<input type="checkbox"/> Change of Occupancy	Total			
<input type="checkbox"/> Shed	Other _____	Building Height _____ ft.			
<input type="checkbox"/> Other _____	# Dwelling Units _____	FIRE SPRINKLERS			
		<input type="checkbox"/> Y			
		<input type="checkbox"/> N			
PERMIT FEE CALCULATION					
Phase	Est. Value	Fee			
Const.	15,000 -	\$262			
Elec.					
Mech.					
Plbg.					
Spnkr.					
Other					
Total		\$262			
DESCRIPTION OF WORK/ REMARKS: FOUNDATION ONLY PERMIT FOR NEW HOUSE					
All work covered by this application has been authorized by the owner of this property or an authorized agent and will be done in compliance with all local, state, and federal regulations. This permit shall become invalid if work does not commence within 180 days after issuance.					
Property Owner Signature [Signature]		Date 11/23/20		Agent Signature _____	
PRE-APPROVAL BY OTHER AGENCIES					
Sign	Date	Sign	Date		
Zoning NOT approved	1/11/21	Water			
Wetland NA JMS	1/11/21	Sewerage			
Town.Eng.		FVHD			
APPROVAL CONSTITUTES ISSUANCE OF THIS ONE OR TWO FAMILY DWELLING PERMIT					
Plan Reviewed By _____ Date _____					
<input type="checkbox"/> Approved as noted <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved					
Building Official _____ Date _____					

NOT an approved lot / Returned to Bldg Dept 1/12/21

Ray Steadward

To: ctsuites@yahoo.com
Subject: 14 Westridge Drive Avon

1/12/2021
Tim
Zoning has denied the lot as being legal, because of this we have no choice but to return the application in its entirety.
Please find your original application, check and plans.
Thanks,
Ray

Ray Steadward

From: Hiram Peck
Sent: Tuesday, January 12, 2021 9:27 AM
To: ctsuites@yahoo.com
Cc: Ray Steadward; Mary Shea; John McCahill
Subject: 14 Westridge Drive

Mr. Martin; Your application for a foundation on this property has been denied as the land is not an approved lot. The application and your check have been returned to the Building Department.

If you choose to appeal the denial you should apply to the ZBA.

Hiram Peck
Avon Planning

Administrative Information

Owner name: MARTIN TIMOTHY
Second name:
Address: P O BOX 226
City/state: LAKEVILLE CT Zip: 06039 0226

Location Information

Map: 007 Clerk map:
Lot: 4560014 Neigh.: Zone: R40 Vol: 706 Page: 450

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 15-Jun-2005	
Resident Excess	.44 2,310			Sale price:	
				Sale valid:	
				Values	
				Mkt value :	
				Cost value: 3,300	
Summary		Utilities		Sales ratios	
Total assessments	2,310	Water	None	Cost/sale :	
Total exemptions		Sewer	None	Mkt/sale :	
Net assessment	2,310	Gas	None	Assmt/sale :	

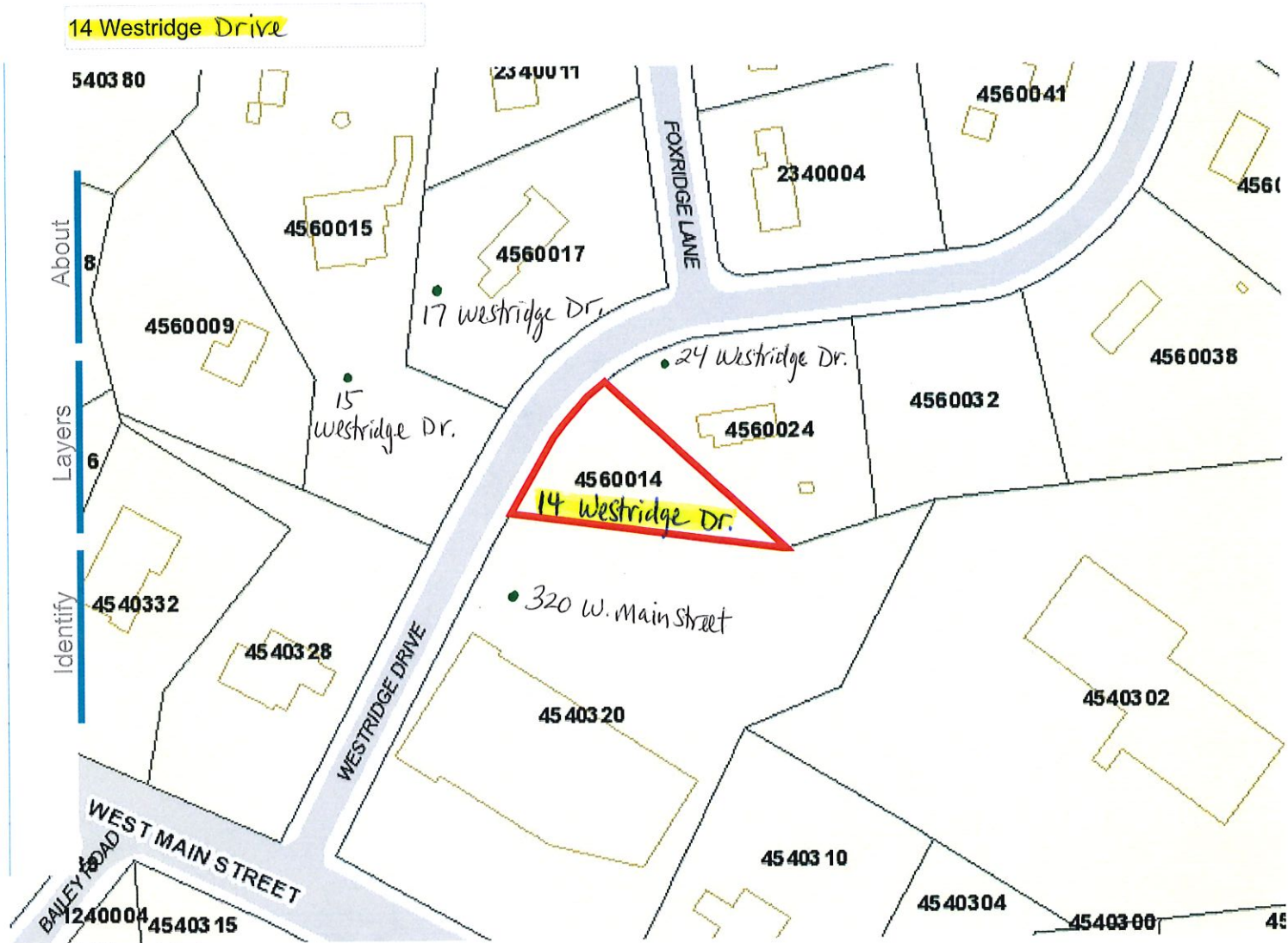
Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Pact	Value	70% Value
RES	12	.440	7,500	3,300		3,300	2,310
Residual		19,165					
		.440 acres		Total land value		3,300	2,310

Property at 00014 WESTRIDGE DRIVE 3-1 Prop ID 4560014

+-----Sales History-----+					
Owner	Vol	Page	Date	SalesPr	Valid
MARTIN TIMOTHY	706	460	15-Jun-2005		
INVESTMENT NOTE BUYERS LLC	522	975	15-Jun-2005	45,000	
NAZARCZUK TARAS AND	470	083	25-Oct-1996		
NAZARCZUK TARAS	324	1068	25-Oct-1996		
FEDERAL DEPOSIT INS CORP	324	1066			
UDOLF LEONARD & ROBERT TR	191	244	22-May-1987		
+-----+					

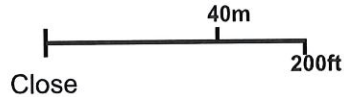
Card 01 [General](#) [Home Page](#)



Email Map Link

- Town of Avon notice of PH sent to abutting property owners via postal mail.

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



Print Map

Size:

Scale: 1" = ft. Title:

-->

lat:41.8160, long:-72.8584

Tighe&Bond

TOWN OF AVON ZBA

Variance Requested:

Application of Timothy Martin, owner/applicant; requesting from the Avon Zoning Regulations, Section X. C. 1., an appeal from the decision of the Building Inspector/Town Planner for the denying of my permit by deeming the property a non-buildable lot (permit denial dated 1/12/2021 & 1/11/2021), located at 14 Westridge Drive in an R-40 zone.

NOTICE TO ABUTTING PROPERTY OWNERS, MAILED MARCH 8, 2021:

24 Westridge Drive

320 W. Main Street – mailed to: Lexham Avon LLC, Penthouse, 274 Riverside Avenue, Westport, CT 06880

15 Westridge Drive

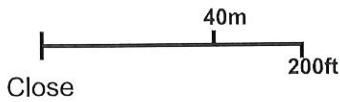
17 Westridge Drive

14 Westridge



Email Map Link

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



Print Map

Size: [dropdown menu]

Scale: 1" = [input field] ft. Title: [input field]

[Close] Print

-->

lat:41.8159, long:-72.8584

Tighe&Bond



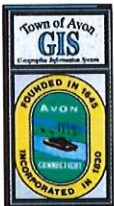
14 Westridge Drive

2/24/2021 9:36:32 AM

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.





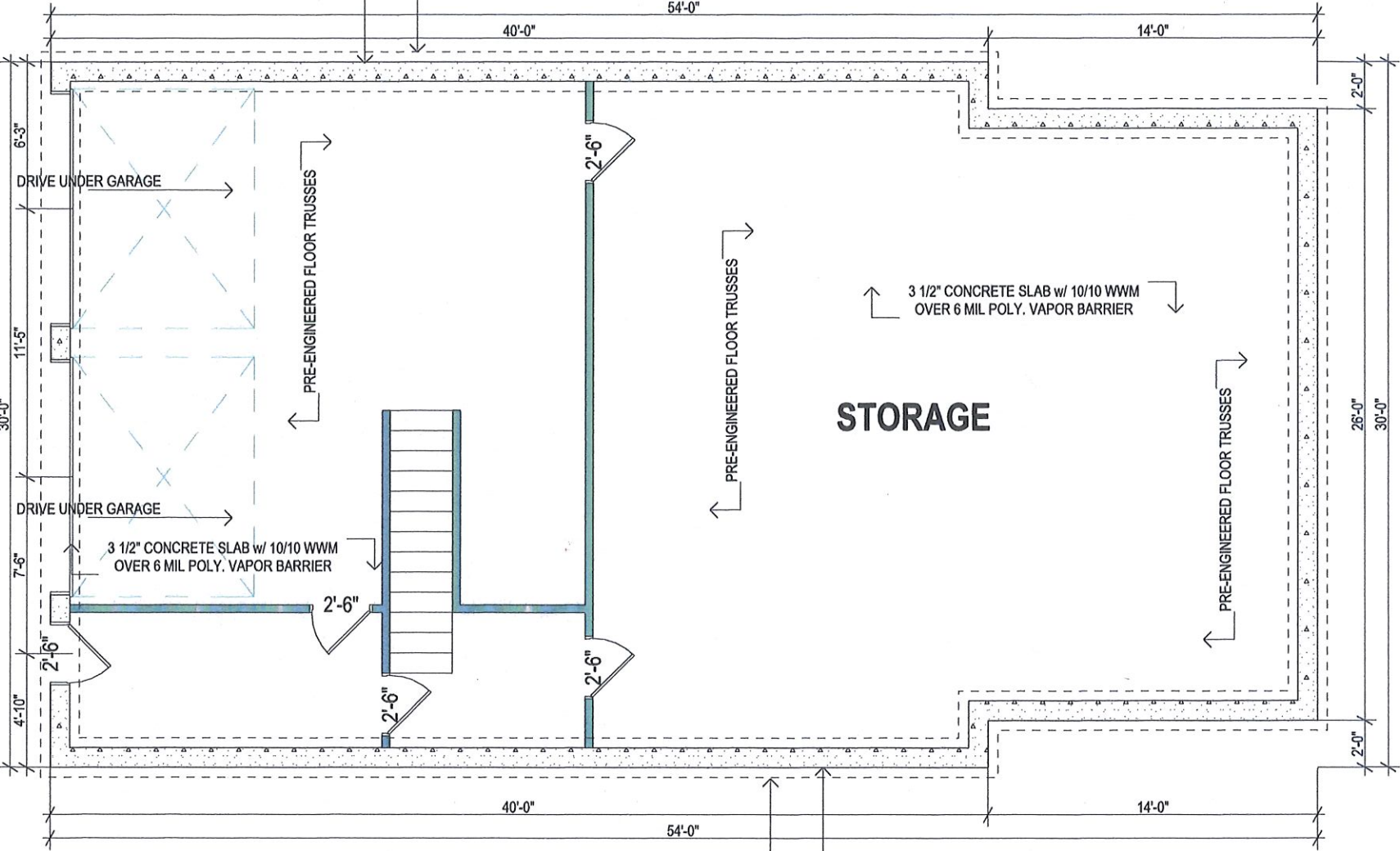
14 WESTRIDGE DRIVE



14 WESTRIDGE DRIVE
(view along commercial
development / south
property line)

20"x10" DEEP CONTINUOUS CONCRETE FOOTING

10" CONCRETE WALL

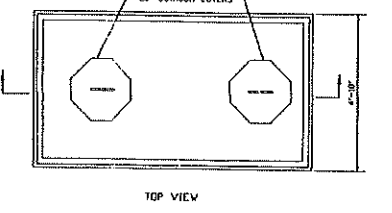






THIS DESIGN IS IN CONFORMANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES.

10" CONCRETE WALL

20"x10" DEEP CONTINUOUS CONCRETE FOOTING

FOUNDATION PLAN



Project: <i>Timothy Martin</i> 14 Westridge Drive Avon, Connecticut Drawing: _____ Scale: 1"=20' Drawn By: RMC Checked By: _____		Date: <i>11-1-30</i> Project No.: 205321 Scale: 1"=20' Drawn By: RMC Checked By: _____	
SSP-1 SEPTIC SYSTEM PLAN, NOTES & DETAILS	NORTHEAST CONSULTING, LLC Development Consultants Environmental & Site Planners 115 East Main Street, Suite 201 Torrington, Connecticut 06790 Telephone: 860-628-0270 Fax: 860-628-1630		
			

March 12, 2021

To: Avon Zoning Board of Appeals

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

Re: APPEAL of Zoning Enforcement Officer's determination of "not a legal building lot" for 14 Westridge Drive

General significant background information:

The applicant is appealing the ZEO's determination that the property is not a legal building lot. The applicant is not seeking a variance at this time.

Relevant history of this property:

- The subject property was part of Pinewood Acres subdivision which was comprised of land in Simsbury and Avon. The subdivision, including this property was approved on **3/26/57**. The lot created at this time was 37,200 square feet. (.85 acres)
- Subdivision regulations were adopted in Avon in October 1957. NOTE: The parcel at this time was a preexisting legal lot.
- The lot was always zoned R40 since the time zoning was adopted in Avon on **October 21, 1957**. Legal lot size was 40,000 square feet.
- The then owner of the property, who also owned the Commercial property fronting on Route 44 where the hardware store is presently located, asked to rezone (NOT divide) a portion of the property so as to accommodate the amount of parking needed for the commercial use of the hardware store. This rezoning took place on **Sept 13, 1988**.
- The Avon Assessor has confirmed that the property has always been taxed as EXCESS LAND, (value \$3,300) and not taxed as a legal building lot.
- The actual REDUCTION in lot size was done by a previous owner on **April 4, 1995**. The parcel at that time was reduced to .44 (less than ½) of its legal size. (See Murtha letter on this point.)

- The land was then purchased by Investment Note Buyers on June 15, 2005.
- The land was subsequently and ultimately transferred to Martin via Quit Claim Deed.
- The current owner, Martin applied for a building permit on 1/30/06. That application was denied by the ZEO.

IMPORTANT/RELEVANT PAST ACTIONS OR DOCUMENTS ON THIS MATTER:

1. September 1, 2005. Town Attorney from Murtha Cullina submitted a legal opinion regarding the status of the property based on the history of the parcel. That letter is provided as part of the Board's information for this appeal.
2. This letter covers several aspects of this matter and was a significant part of the basis for the determination at that time that the parcel was not a legal building lot by ZEO on January 30, 2006.
3. The present owner, Martin, applied for a Variance from the Avon ZBA for this same parcel in 2007.
4. The Avon ZBA DENIED the application for a Variance on the same property on January 25, 2007.

ZEO Findings and recommendation:

- A. The parcel is not a legal building lot for all the reasons cited above. In addition, the owner either "knew or should have known" the lot was not a legal building lot at the time he purchased the property.
- B. The property has, at its current size, always been taxed as "excess land" and not as a building lot.
- C. Perhaps most importantly, the Avon ZBA has already heard and decided this matter on January 25, 2007. It was denied at that time. There are no changes of circumstances in this matter as of this date.

D. A decision to deny this appeal does not leave this land valueless. Thus the ZBA should follow the same findings and action as it did on January 25, 2007 and deny this appeal.

I look forward to addressing any questions the ZBA may have on this matter at the upcoming meeting.

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

MICHAEL A. ZIZKA
(860) 240-6144
MZIZKA@MURTHALAW.COM

CITYPLACE 1
185 ASYLUM STREET
HARTFORD, CONNECTICUT 06103-3469

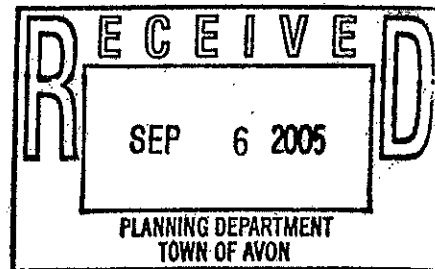
TELEPHONE (860) 240-6000
FACSIMILE (860) 240-6150
www.murthalaw.com

September 1, 2005

Steven Kushner, Town Planner
Avon Town Offices
60 West Main Street
Avon, Connecticut 06001

Re: Former Lot 1, West Ridge Drive

Dear Steve:



This will confirm the substance of our recent discussion.

I have reviewed a series of site plans showing the former Lot No. 1 (West Ridge Drive) on a map entitled "Pinewood Acres, Inc. Avon & Simsbury Conn., Scale 1" = 100' Revised Sept. 1957" by Frederick Newton Whittemore, Jr., Land Surveyor, as well as the zoning district boundary that was drawn through the lot as a result of a decision by the Planning & Zoning Commission to grant a zone change from R-40 to CR in 1990. I have also reviewed certain deeds by which the remnant residential portion of the lot was conveyed to others.

You have advised me that Avon's first official set of subdivision regulations, adopted pursuant to chapter 126 of the Connecticut General Statutes, became effective on October 14, 1957. I also understand that the Pinewood Acres subdivision plan was recorded before that date. Therefore, Lot No. 1 would have been a preexisting lot of record. State subdivision law allows such preexisting parcels to be divided into two parcels without subdivision approval (the "first cut"). Therefore, the division of Lot No. 1 by Mr. Udolf into residential and commercial components would not have been unlawful. Although the zoning regulations may state that parcels cannot be divided to form undersized lots, it is my opinion that zoning regulations cannot control the mere division of land; that is the proper function of the subdivision regulations, and subdivision law, as I said, allows one "free cut."

On the other hand, while the owner of a preexisting parcel may have the right to divide it into one or two lots or parcels without planning commission review, the owner of the resulting parcels will not necessarily be entitled to use them under zoning law. In other words, a person who makes a "first cut" without planning commission approval does so at his or her own risk. Ordinarily, a planning commission may not legally approve a subdivision plan in

Steven Kushner, Town Planner
September 1, 2005
Page 2

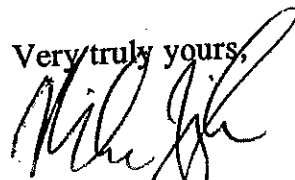
which the proposed lots would conflict with minimum zoning requirements. Therefore, planning commission approval generally signifies that the resulting lots are buildable under the zoning regulations. Lots created by a "first cut" have no such guarantee because the planning commission never "blessed" them. Therefore, if the owner has divided a parcel in such a manner that the resulting lots do not satisfy the minimum requirements for zoning, the inability to use the lots under the zoning regulations is a self-created problem, and the Town is not obliged to let the owner use the lots for any particular purpose.

In a case entitled Abel v. Zoning Bd. of Appeals, 172 Conn. 286 (1977), the Connecticut Supreme Court held that the board could not lawfully grant a variance to allow the construction of a house on an undersized parcel of land that had been created as the result of a subdivision. The subdivision map, as approved by the local planning commission, contained the following statement with respect to that parcel: "This area is not to be constituted as a building lot but to be used as a park reserve for Sisters of Saint Thomas of Villanova (across the street)." The Court found that the foregoing statement proved that the subdividing landowner was aware of the zoning restriction in laying out the undersized parcel, and that the hardship was, therefore, self-created. In such circumstances, the fact that the property cannot be used to build a house is irrelevant, since the problem was not created by the regulations, but by the landowner's actions in spite of the regulations.

In addition, where hardship is self-created, subsequent purchasers of the relevant parcel do not gain any better right to claim a hardship. Under the "purchase-with-knowledge" rule, "if a purchaser acquires property with knowledge of the applicable zoning regulations and later attempts to use that property in a manner that is proscribed by the regulations, the purchaser is barred from obtaining a variance." Kalimian v. Zoning Bd. of Appeals, 65 Conn. App. 628, 631 (2001); citing Abel; see also Devaney v. Board of Zoning Appeals, 132 Conn. 537, 544 (1946). In Vichi v. Stonington Zoning Bd. of Appeals, the owners purchased an undersized lot and sought a variance to build a home and, therefore, as the court stated, they "voluntarily assumed any alleged hardship." 2004 Conn. Super. LEXIS 2420, at 24 (2004).

In short, based on the information I have reviewed to date, I do not believe that the Town is obliged to allow the construction of a new house on the residentially zoned portion of the former Lot 1. Please call me if you have any additional questions.

Very truly yours,


Michael A. Zizka

cc: Dwight A. Johnson



TOWN OF AVON

60 West Main St. Avon, CT 06001-3743

POLICE, FIRE & MEDICAL
EMERGENCY - 911

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

ACCOUNTING
Tel. (860) 409-4339
Fax (860) 409-4366

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

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

PLANNING & ZONING
Tel. (860) 409-4328
Fax (860) 409-4364

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

PROBATE
Tel. (860) 409-4348
Fax (860) 409-4368

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) 409-4366
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

February 1, 2006

Investment Note Buyers, LLC
Attn: Mr. Tim Martin
P. O. Box 345
Goshen, CT 06756

RE: 14 Westridge Drive, Permit No. 06-8881

Dear Tim Martin:

This letter is to inform you that your Application for a Building Permit, for work to be done at 14 Westridge Drive is **NOT APPROVED**.

This decision is based on Connecticut State Statute Sec. 8-3(f). This statute states that no building permit shall be issued without certification in writing by the official charged with the enforcement of such zoning regulations. Since you have been denied zoning approval, I cannot issue you a building permit for a foundation.

An amount of \$208.00 for the permit fee paid will be refunded. This check will be mailed to your from our Accounting Department within the next few weeks.

Please contact me if you have any additional questions.

Sincerely,

John Willnauer
Building Official

Cc: Steve Kushner, Zoning

All work done under this permit
must comply with the State of
Connecticut Building Code effective
May 1, 1999
AS AMENDED

APPLICATION FOR BUILDING PERMIT
ONE OR TWO FAMILY DWELLING
TOWN OF AVON
Tel. (860) 409-4316 * Fax (860) 409-4321
60 West Main Street Avon, Connecticut 06001-3743

PERMIT NO. 06-2887

06 JAN 21

Application and Fee
Received By R/np

LOCATION OF JOB (NO & STREET) <u>14 WESTRIDGE DR</u>		GIS No. <u>4560014</u>	Zone <u>R40</u>	Const Type <u>5B</u>	Use Group <u>SF</u>	Occupancy <u>R-5</u>	CBYD <u>2006040302</u>
TITLE <u>PROPERTY OWNER</u>		ADDRESS (No., Street, Town, State, Zip) <u>P.O. Box 3415</u>		TEL. <u>860-459-7829</u>	FAX <u>SAME</u>	CELL PHONE <u>SAME</u>	
INVESTMENT NOTE BUYER <u>UIC</u>		<u>GROSHEN CT. 06756</u>					
APPLICANT <u>TIM MARTIN</u>		<u>446 HOPMEADOW ST.</u>		<u>860-459-7829</u>	<u>SAME</u>	<u>SAME</u>	
<u>WCATOGUE CT. 06089</u>							
BUILDER <u>TIM MARTIN / HOME OWNER</u>	REGISTRATION <u>OWNED</u>			<u>459-7829</u>			
ARCHITECT/HOME DESIGNER <u>SHOLTZ</u>	LICENSE # <u>231 EXCURSION PKWY</u>	<u>TOLLEDO OH. 43606</u>		<u>419-531-1601</u>			
ENGINEER <u>NORTHEAST CONSULTING</u>	LICENSE # <u>775</u>	<u>118 E. MAIN ST.</u>		<u>626-0270</u>	<u>626-1430</u>		
<u>TORRING TOWN CT 06090</u>							
CONTACT PERSON <u>TIM MARTIN</u>				<u>459-7829</u>			
PERMIT <input checked="" type="checkbox"/> Foundation <input type="checkbox"/> Residence <input type="checkbox"/> Garage <input type="checkbox"/> Deck <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other		PROJECT TYPE <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Other		STORY Bsmt. <u>1000</u> 1st 2nd 3rd Total Building Height _____ ft		CHAPTER 2 Gross sq. ft.	
<input type="checkbox"/> Fire Sprinklers <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		INSURANCE C.I. H.O. G.C. <u>S.P.</u>		PERMIT FEE CALCULATION Phase Est. Value Fee Const. <u>15,000</u> <u>208</u> Plmg. _____ Mech. _____ Elect. _____ Sprinkl. _____ Other _____ Total _____			
FRAMING JOIST CHAPTER 5 + 8 Type Size Center Span Live Load Species Grade Sheathing				LOAD BEARING STUD CHAPTER 6 Grade Size Center Height Sheathing			
1st _____				_____			
2nd _____				_____			
3rd _____				_____			
Rafter _____				_____			
CHAPTER 4 FOOTING PIER Material <u>3000 LB CON.</u> Size <u>20"</u> Depth Below Grade <u>6'</u>		FOUNDATION CHAPTER 4 Material <u>3000 LB</u> Height of Unbalanced Fill <u>6'</u> Thickness <u>8"</u>		Private Public Water <input checked="" type="checkbox"/> <input type="checkbox"/> Sewerage <input checked="" type="checkbox"/> <input type="checkbox"/> Flood Zone <input type="checkbox"/> <input checked="" type="checkbox"/>		DESCRIPTION OF WORK/REMARKS <u>NEW HOUSE FOUNDATION</u> <u>Foundation Only</u>	
All work covered by this application has been authorized by the owner of this property or an authorized agent and will be done in compliance with all local, state and federal regulations. This permit shall become invalid if work does not commence within 180 days after issuance.							
Property Owner Signature _____		Date _____		Agent Signature _____		Date <u>1/22/06</u>	
PRE-APPROVAL BY OTHER AGENCIES SIGN DATE SIGN DATE Zoning <u>NOT APPROVED</u> Water _____ Wetland _____ Sewerage _____ Town Eng. _____ Other _____				APPROVAL CONSTITUTES ISSUANCE OF THIS ONE OR TWO FAMILY DWELLING PERMIT Plan Reviewed By _____ Date _____ <input type="checkbox"/> Approved as noted <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved Building Official _____ Date _____			

Revised 10/2005

Original - BUILDING DEPARTMENT

Copy - OWNER

Copy - APPLICANT

Copy - ASSESSOR

NOT AN APPROVED LOT

REMOVED TO BLDG. DEPT.
1/30/06. PER JANE.

TOWN OF AVON
ZONING BOARD OF APPEALS
THURSDAY, MARCH 18, 2021, 7:00 P.M.

**Virtual Public Hearing
VIA GOTOMEETING**

**Join by web, <https://global.gotomeeting.com/join/699775389>;
or Dial by phone, United States: +1 (872) 240-3412, Access Code: 699-775-389#**

(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 Cynthia McGuire-Dunn and Taylor Hogan, owners/applicants; requesting from the Avon Zoning Regulations, Section IV. A. 6., an 8-foot variance to the 25-foot side yard setback for a proposed covered porch and a 6-foot variance to the 25-foot side yard setback for a proposed enclosed sitting area with pergola; located at 88 Bayberry Hill Road in an RU-2A zone.

- Town of Avon ZBA application (one page) and applicant/owner hardship description.
- Town of Avon Assessor property card.
- GIS map of abutting properties, and list of abutting properties which received ZBA public hearing notification via postal mail.
- Town of Avon GIS aerial views of subject property.
- Multiple views of subject property; photographs taken by Town staff.
- Hogan Dunn Residence Addition plans submitted by applicant/owner: Proposed Site Plan, Preliminary Partial First Floor Plan, Preliminary Exterior Elevations Plan, and Preliminary Partial Driveway Plan.
- 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 2/22/2021

OWNER TAYLOR HOGAN
APPLICANT CINDY DUNN

Address 88 Bayberry Hill Rd

Address Avon, CT

TELEPHONE NO 585 727 8692

Daytime Phone No 585 727 8692

Architect: Paul Hinkel 860-485-2177 Email: taglor.hogan@gmail.com

LOCATION OF AFFECTED PREMISES

ON THE north SIDE OF STREET IN AN RVZA ZONE

ASSESSOR'S MAP NO. PARCEL ID. VOLUME PAGE

032 1260088 740 1238

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

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

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

2. (open covered porch, enclosed sitting area w/ pergola)
VARIANCE of the following section(s) of the Zoning Regulations is/are requested IV-A.6.
8' var. & 6' var. JMC

(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:

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

RECEIVED

FEB 22 2021

Hogan – Dunn ZBA Form - Hardship Description Information

Below are my responses to the various form items I thought I should provide for you. Feel free to amend with any thoughts you may have.

LOCATION OF AFFEDTED PREMISES

ON THE WEST SIDE OF THE STREET IN AN RU – 2A ZONE

This APEAL Relates to: (check off the following boxes with an “X”): (X) Building Lines and (X) Yards

1. SPECIFIC DESCRIPTION OF THE VARIANCE REQUEST

Proposed new addition consisting of an open covered porch and an enclosed extension of the existing Sitting Area to the main entry (south) elevation of the original 1963 House. A stone terrace is proposed on the west end of the original house, replacing the existing wood deck structure, resulting in small portion of the northwest corners of both the covered porch and terrace to extend over the side yard setback line. An open pergola and attached trellis structure are also proposed to be added along the south elevation of the later garage addition (date unknown, but assuming within the last 20 years), which is intended as a garden feature to draw visitors to the main entry that is completely hidden by the garage.

2(a) Why will strict enforcement of the regulations produce UNDUE HARDSHIPS?

The residence is situated on a 4.77-acre parcel with a very steep gradient running in a north-south direction within a very limited buildable area that was artificially created when the original house structure was built back in 1963 , and was further regraded with a later garage addition, leaving very little available space to increase the footprint Strict application of this regulation produces an undue hardship because the original house and later garage addition were constructed at an angle, such that their respective southwest corners are nearly tangent to the side yard setback line, thus making it difficult to construct any meaningful addition.

2(b) Why is the hardship UNIQUE to these premises and not shared by neighboring premises in the same neighborhood?

The very steep gradient of this property makes it unique to the neighboring properties because the gradient of the nearest affected properties is less severe.

2(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because:

The subject property is an interior lot with a long driveway that is well beyond view of the nearest neighbors’ properties With the foliage gone the only visible portion of the new work would be the proposed pergola and trellis structure.

Card 01 of 01 card

Town of Avon Residential Property Card

Property at 00088 BAYBERRY HILL ROAD

Prop ID 1260088

Printed 10-Jun-2020 8:35 AM Design and Layout (C) Right/Angles

Administrative Information

Owner name: MCGUIRE-DUNN CYNTHIA AND
Second name: HOGAN TAYLOR E
Address: 88 BAYBERRY HILL ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 032 Clerk map:
Lot: 1260088 Neigh.: Zone: RU2A Vol: 740 Page: 1238

Assessments

Assmt category	Qty	Amount	Exempt	Cat	Amount
Resident Land	2.00	105,000			
Resident Excess	2.77	14,540			
Resident Dwelling	1.00	227,000			

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 27-May-2020
Sale price: 480,000
Sale valid:

Values

Mkt value :	495,057
Cost value:	

Sales ratios

Cost/sale :	1.0314
Mkt/sale :	
Assmt/sale:	.7220

Summary

Total assessments	346,540
Total exemptions	
Net assessment	346,540

Utilities

Water	Well
Sewer	Septic
Gas	None

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	2.000	150,000	150,000			150,000	105,000
Primary Site		87,120						
RES	12	2.770	7,500	20,775			20,775	14,543
Residual		120,661						
4.770 acres				Total land value			170,775	119,543

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	98	Other	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	
Roof Type	03	Gambrell	
Foundation	01	Poured Concrete	
Interior Walls	02	Drywall	
Floors	01	Hardwood	
Heating System	02	Forced Hot Air	
Fuel	01	Oil	
Attic	99	None	
Grade	43	B+	
Garage	22	Attached 2 car	
Area Over Gar.	01	Fully Finished	
Basement	01	Full	
Bsmt Fin Qual	01	Unfinished	
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	

Total Rooms 8

Bedrooms 3

Family Rooms 4

Full Baths 3

Half Baths 2

Addtn'l fixtures 3

Whirlpools

Saunas

M/F stacks 1

W/B openings 3

Garage cars 2

Unfinished area

Dormer linear f

Masonry trim sf

Finish bsmt sz

Rec Room Size

Living area 3,478

Living Units

Actual Year Built: 1963

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area 1,158	151,590
Basement	Full			
Heating	Yes	A/C Yes		4,600
Plumbing	3 F/B	2 H/B 3 Add'l fix.	Wh/p	13,500
Attic	None	Attic size:		
Additions				190,869
Other Features	WB Stks			9,000
Sub-Total				369,559
Grade	B+	Factor 1.3500		498,905
CDU		C&D Factor 1.00		498,905
Depreciation		35 %		324,288
		Computed cost value @ 70%		227,002

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	DECK Wood deck	360	7,064
L Living Area	FRFF Frame first floor	720	61,056
L Living Area	FRUF Frame upper full	720	44,656
L Living Area	AIR Air conditioning	1,440	3,243
G Garages	FRL Attached frame GT 65	880	29,204
G Garages	FSF Full-story fin o/gar	880	43,664
L Living Area	AIR Air conditioning	880	1,982
Total additions			190,869



• Town of Avon notice of PH sent to abutting property owners via postal mail.

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

Print Map

Size:

Scale: 1" = ft. Title:



TOWN OF AVON ZBA

Variance Requested:

Application of Cynthia McGuire-Dunn and Taylor Hogan, owners/applicants; requesting from the Avon Zoning Regulations, Section IV. A. 6., an 8-foot variance to the 25-foot side yard setback for a proposed covered porch and a 6-foot variance to the 25-foot side yard setback for a proposed enclosed sitting area with pergola; located at 88 Bayberry Hill Road in an RU-2A zone.

NOTICE TO ABUTTING PROPERTY OWNERS, MAILED MARCH 8, 2021:

- 58 Bayberry Hill Road
- 495 Deercliff Road
- 505 Deercliff Road
- 519 Deercliff Road
- 90 Bayberry Hill Road
- 84 Bayberry Hill Road
- 64 Bayberry Hill Road

88 Bayberry Hill



Email Map Link

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



Print Map

Size:

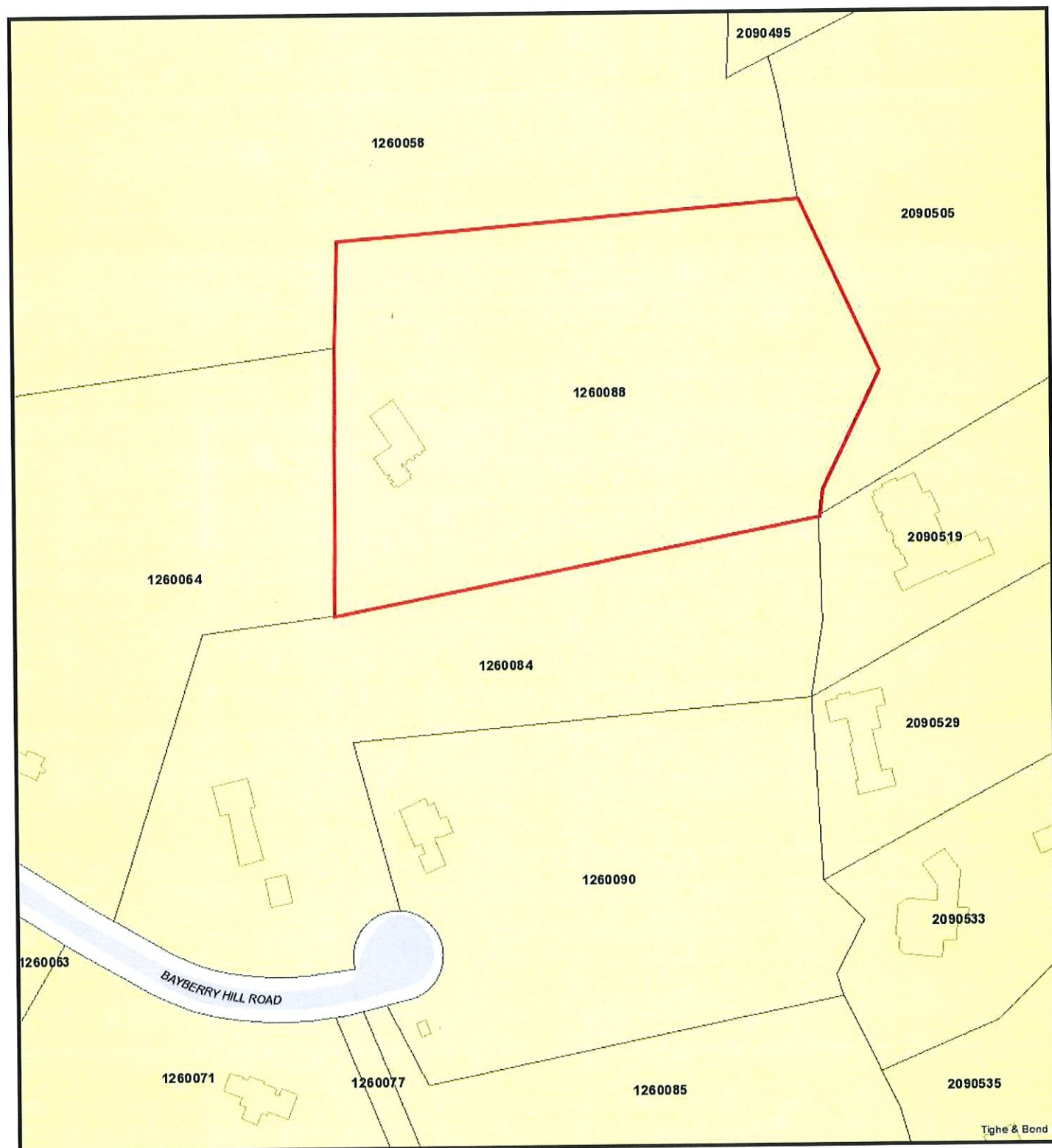
Scale: 1" = ft. Title:

Print



lat:41.7651, long:-72.8076

Tighe&Bond



88 Bayberry Hill

2/24/2021 9:40:03 AM

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.

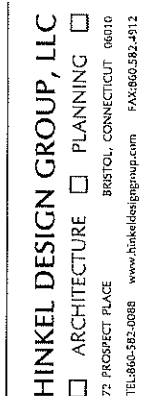




88 BAYBERRY HILL



88 BAYBERRY
HILL



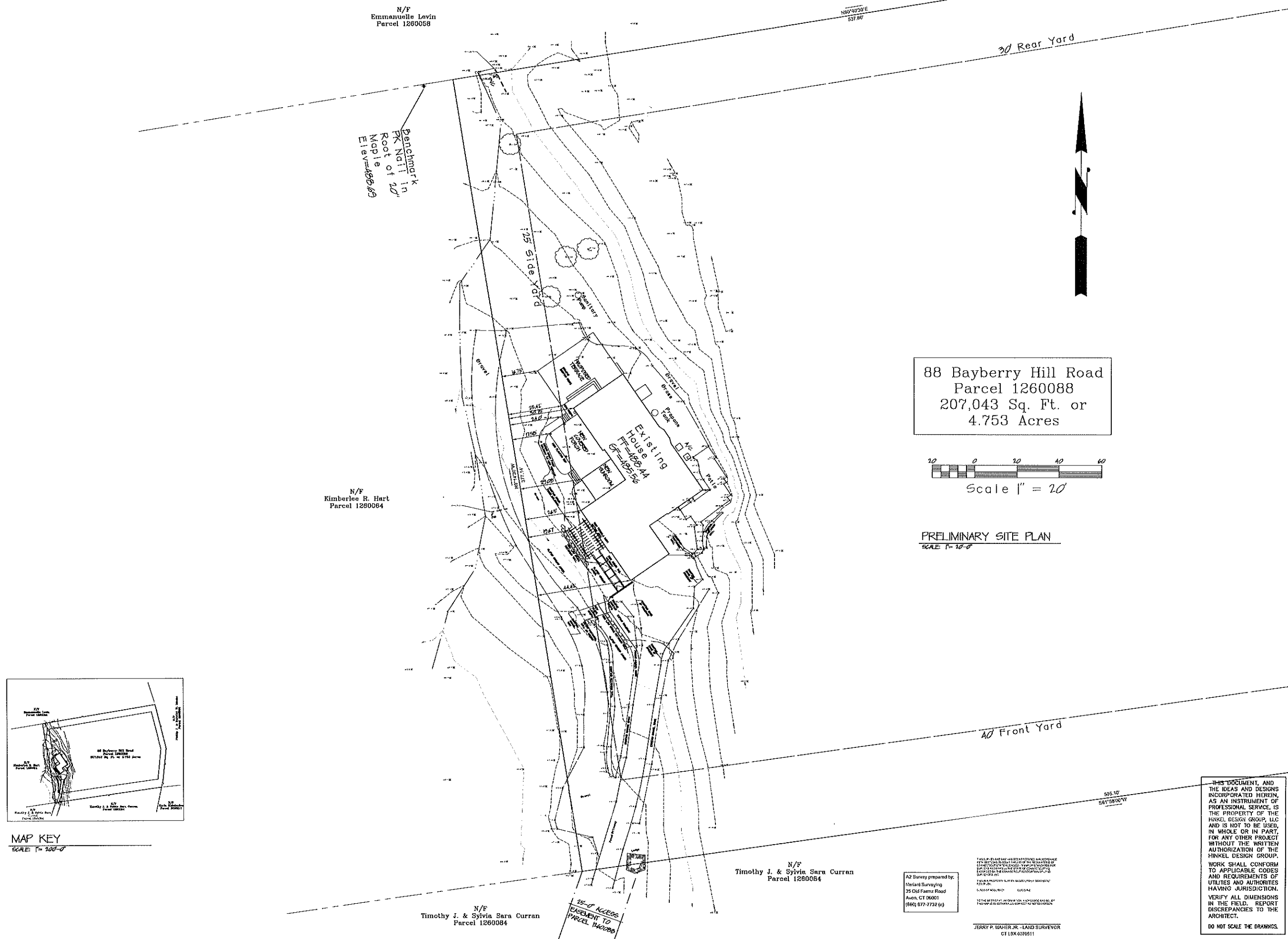
HOGAN DUNN RESIDENCE ADDITION
88 BAYBERRY HILL ROAD
AVON, CONNECTICUT

**PROPOSED
SITE PLAN**

DESIGNED BY: SBA
DRAWN BY: SMC
CHECKED BY:
SCALE: 1"=20'-0"
NOTES:

22021
DATE: 15 FEB 2021
REVISION:

SP-1



THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE HINKEL DESIGN GROUP, LLC AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE HINKEL DESIGN GROUP.

WORK SHALL CONFORM TO APPLICABLE CODES AND REQUIREMENTS OF UTILITIES AND AUTHORITIES HAVING JURISDICTION. VERIFY ALL DIMENSIONS IN THE FIELD. REPORT DISCREPANCIES TO THE ARCHITECT.

DO NOT SCALE THE DRAWINGS.



HINKEL DESIGN GROUP, LLC
ARCHITECTURE
72 PROSPECT PLACE
BRISTOL, CONNECTICUT 06010
TEL: 860-592-0088
www.hinkeldesigngroup.com
FAX: 860-592-4912

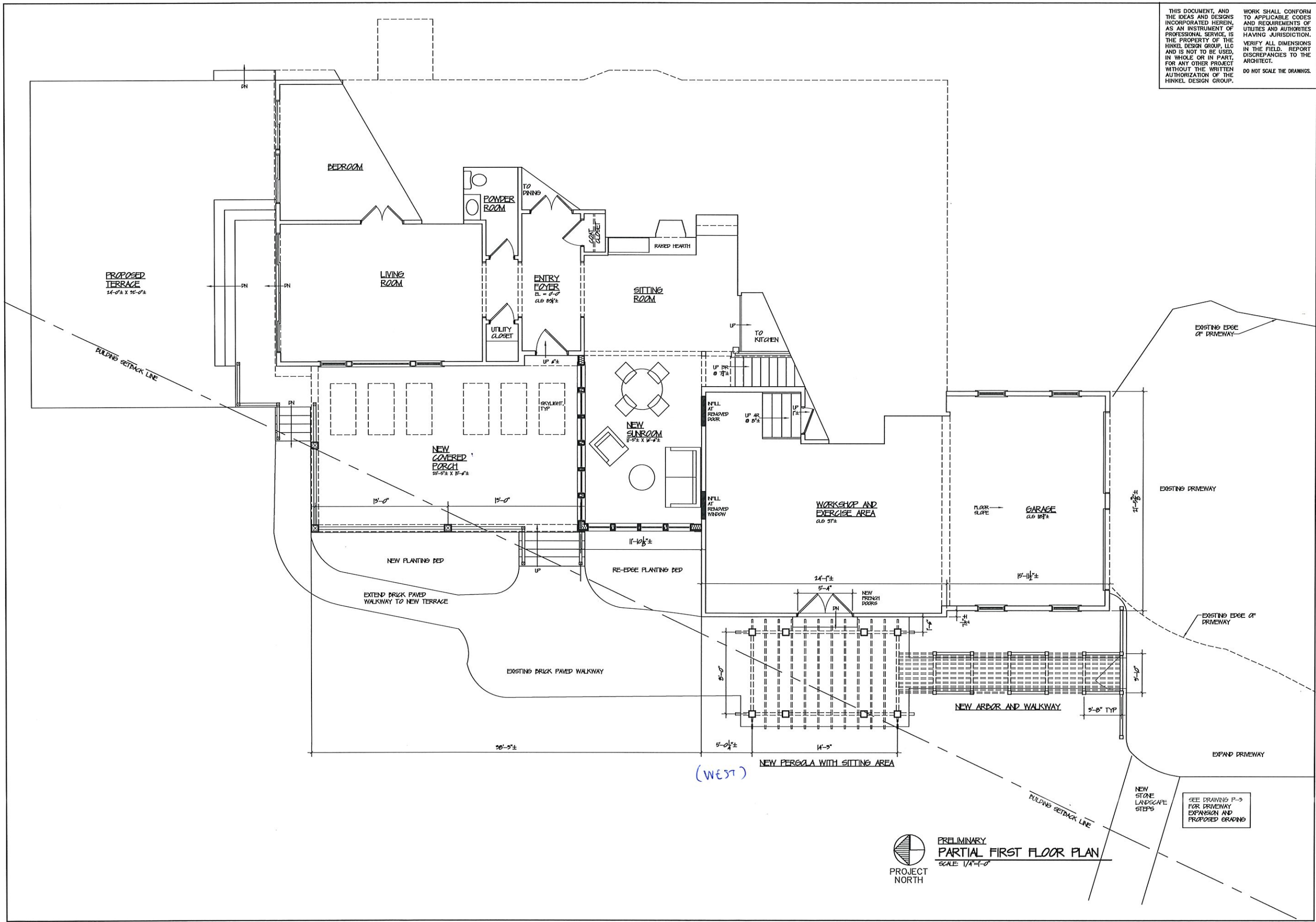
HOGAN DUNN RESIDENCE ADDITION
88 BAYBERRY HILL ROAD
AVON, CONNECTICUT
PRELIMINARY
PARTIAL FIRST FLOOR PLAN

DESIGNED BY: XXX
DRAWN BY: SBA
CHECKED BY: XXX
SCALE: 1/4"=1'-0"
NOTES:

PROJECT #22021
DATE: 20 JAN 2021
REVISION:

PROGRESS PRINT
NOT FOR
CONSTRUCTION

P-1



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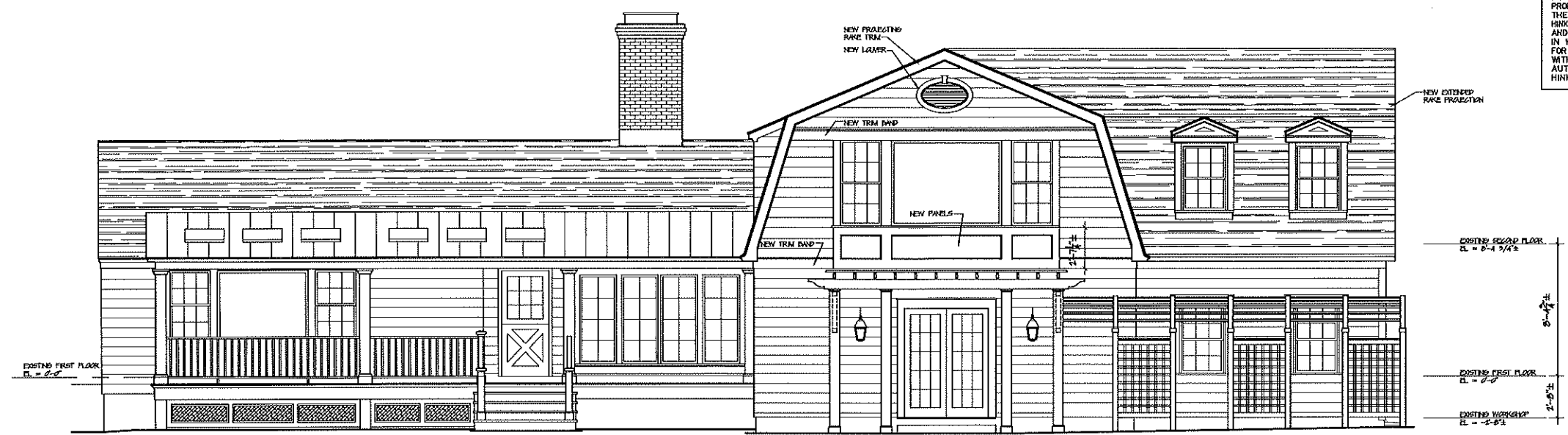
HINKEL DESIGN GROUP, LLC
☐ ARCHITECTURE ☐ PLANNING
72 PROSPECT PLACE
BRISTOL, CONNECTICUT 06010
TEL: 860-582-0088 www.hinkeldesigngroup.com FAX: 860-582-4912

HOGAN DUNN RESIDENCE ADDITION
88 BAYBERRY HILL ROAD
AVON, CONNECTICUT
PRELIMINARY
EXTERIOR ELEVATIONS

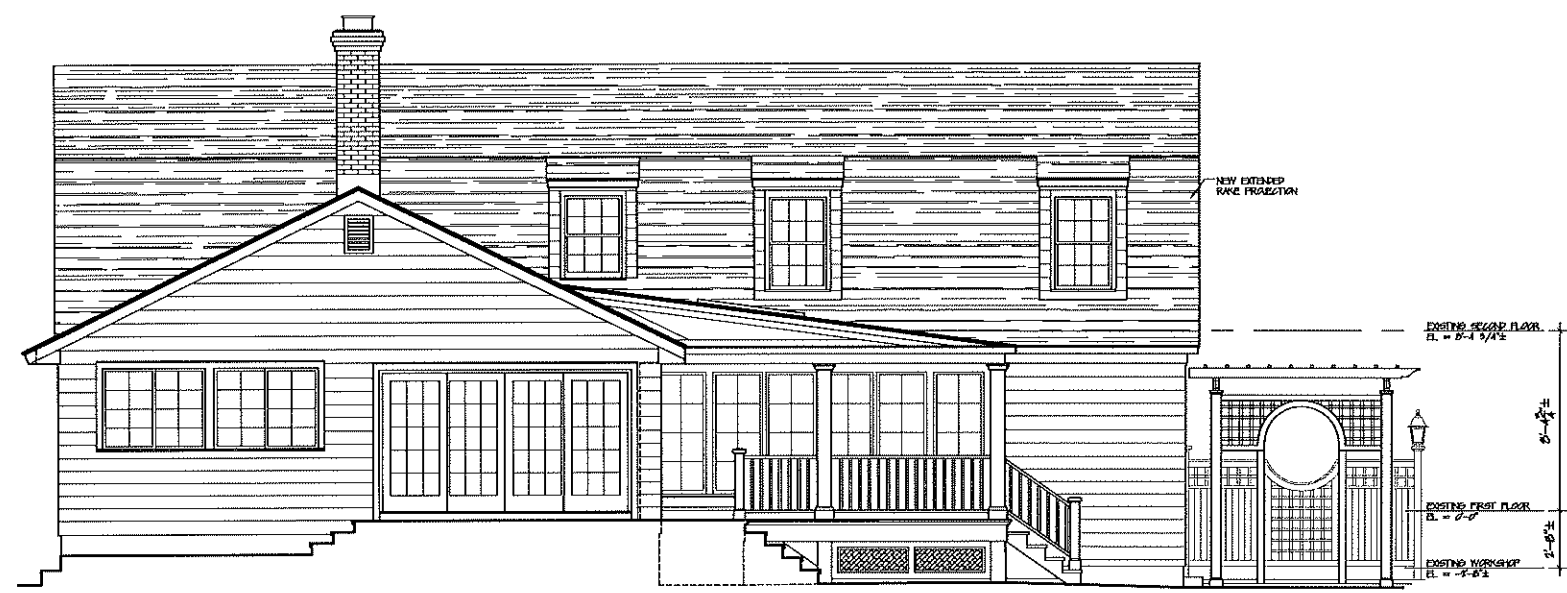
DESIGNED BY: XXX
DRAWN BY: SBA
CHECKED BY: XXX
SCALE: 1/4"=1'-0"
NOTES:

PROJECT #22021
DATE: 20 JAN 2021
REVISION:

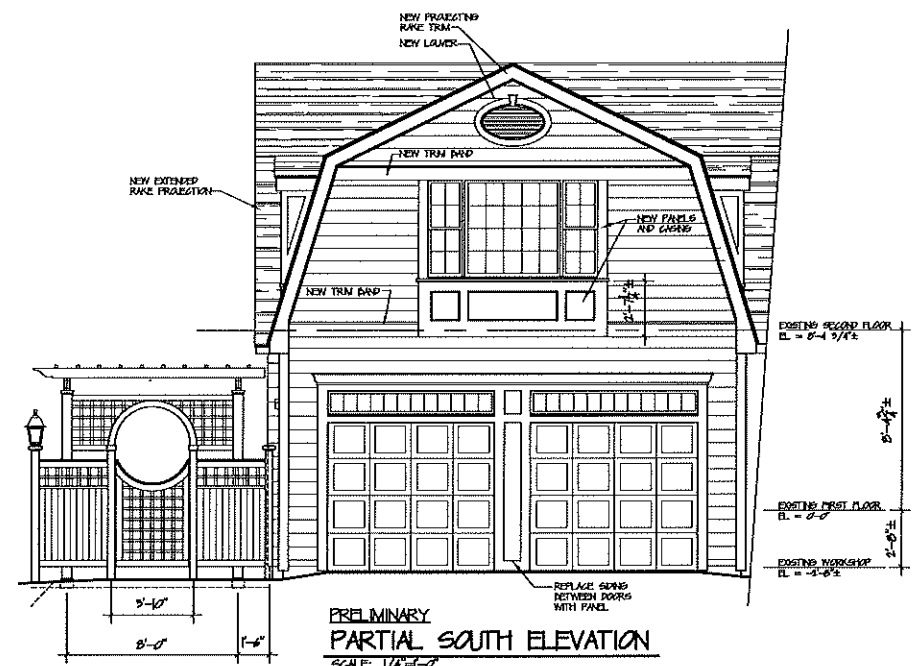
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NOT FOR
CONSTRUCTION



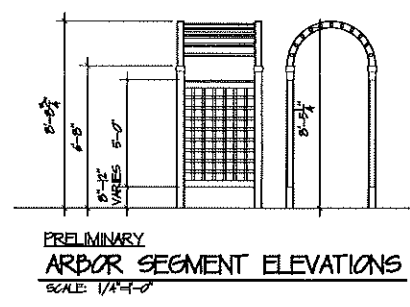
PRELIMINARY
WEST ELEVATION
SCALE: 1/4"=1'-0"



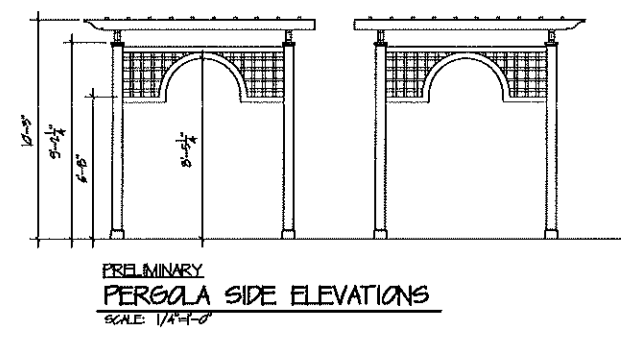
PRELIMINARY
NORTH ELEVATION
SCALE: 1/4"=1'-0"



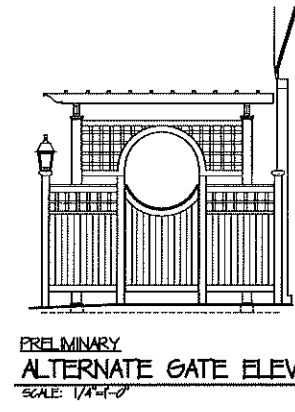
PRELIMINARY
PARTIAL SOUTH ELEVATION
SCALE: 1/4"=1'-0"



PRELIMINARY
ARBOR SEGMENT ELEVATIONS
SCALE: 1/4"=1'-0"



PRELIMINARY
PERGOLA SIDE ELEVATIONS
SCALE: 1/4"=1'-0"



PRELIMINARY
ALTERNATE GATE ELEVATION
SCALE: 1/4"=1'-0"

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WORK SHALL CONFORM TO APPLICABLE CODES AND REQUIREMENTS OF UTILITIES AND AUTHORITIES HAVING JURISDICTION. VERIFY ALL DIMENSIONS IN THE FIELD. REPORT DISCREPANCIES TO THE ARCHITECT.

DO NOT SCALE THE DRAWINGS.



HINKEL DESIGN GROUP, LLC
ARCHITECTURE PLANNING
72 PROSPECT PLACE BRISTOL, CONNECTICUT 06010
TEL: 860-582-0088 www.hinkeldesigndesign.com FAX: 860-592-4912

HOGAN DUNN RESIDENCE ADDITION
88 BAYBERRY HILL ROAD
AVON, CONNECTICUT
PRELIMINARY
PARTIAL DRIVEWAY PLAN

DESIGNED BY: XXX
DRAWN BY: SBA
CHECKED BY: XXX
SCALE: 1/4"=1'-0"
NOTES:

PROJECT #22021
DATE: 20 JAN 2021
REVISION:

PROGRESS PRINT
NOT FOR
CONSTRUCTION

