

11/24/20  
No Fee



# Zoning Board of Appeals Town of Southington

Municipal Center, 196 North Main Street, Southington, CT 06489 (860) 276-6248  
Fax: (860) 628-3511 e-mail www.southington.org

Fee: See fee schedule

## APPLICATION

Date Submitted: 6482A

Appeal No.: 11/24/20

Owner name and mailing address: (please print)  
57 West Main Street, 2-6  
120 West Main Street  
Plantsville, Connecticut 06479  
Telephone (860) 637-7712  
Email dean@deansstore.com  
Address of Property: 57 West Main Street

Applicant name and mailing address: (please print)

SAME

Telephone \_\_\_\_\_

Email \_\_\_\_\_

Assessor's Map # 075 Parcel # 025 Volume 1363 Page 844

Type of Application: (check one):

\*Special Exception  \*Variance  Appeal Ruling of Zoning Enforcement Officer Dated: 11/18/20

Other (specify) \_\_\_\_\_

Zone: CB (formerly I-2) Zoning Regulation(s): \_\_\_\_\_

Nature and Description of Application: Appeal "Cease and Desist Order - Zoning Enforcement"

For variance application, describe how the zoning regulations impose an exceptional difficulty or undue hardship on this property. Please describe all potential difficulties or hardships (you may continue on the back of the form):

Are the premises within 500' of an adjacent municipality? N/A

This appeal relates to:  Use  Area  Yards  Height  Setback  Signs  Accessory Building  
 Gasoline Station/Repair Motor Vehicles  Sale of Alcohol  Other (specify) \_\_\_\_\_

Signature of Applicant/Owner/Agent [Signature]  
(please print) Dean Michanczyk, Member

Please include 5 copies of a plot plan (Class A-2 survey) unless waived by the Zoning Enforcement Officer.

An approval of a special exception or variance by the ZBA only becomes effective after proper notice has been published by the Town and the applicant has filed a copy of his/her approval letter with the Town Clerk on the land records (Sect. 8-7 of the Connecticut General Statutes). The applicant must submit the Volume & Page number of the filing on the Land Records to the Planning Department when applying for a subsequent land use permit or Zoning Permit.

### PLANNING STAFF ONLY

Hearing Date: 1/12/2021 Received by: Jmc Sign: N/A

# PLANNING AND ZONING DEPARTMENT

196 NORTH MAIN STREET, SOUTHINGTON, CONNECTICUT 06489 (860) 276-6250

## CEASE AND DESIST ORDER ZONING ENFORCEMENT

Date: November 18, 2020

Certified Mail #7007 1490 0003 0477 1680

TO: 57 West Main Street LLC, 120 West Main Street, Plantsville, CT 06479

Pursuant to the authority vested in me by the Connecticut General Statutes and the Zoning Regulations of the Town of Southington, Connecticut, you are hereby ordered and directed within **ten (10) days** of the date hereof you received this order, to discontinue and/or remedy the violations and/or conditions at premises identified as:

57 West Main Street

PROPERTY OWNER: 57 West Main Street LLC, 120 West Main Street, Plantsville, CT 06479

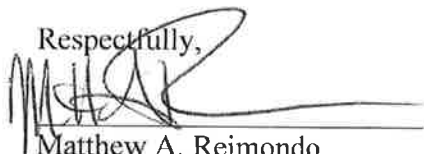
An investigation of the subject property by the Zoning Enforcement Officer on November 16, 2020 discloses that the following condition presently exists:

**The fence on the above referenced property is in a state of disrepair. Several portions of the fence, specifically multiple stone columns, are missing the decorative stone outer covering.**

Please be advised that this condition violates Section 2-06 of the Town of Southington Zoning Regulations.

**You are hereby ordered to cease and desist from this activity within ten (10) days of receipt of this order and refrain from this activity in the future.** You have the right to appeal this order to the Zoning Board of Appeals within thirty (30) days.

Respectfully,



Matthew A. Reimondo  
Zoning Enforcement Officer

cc: R. Phillips, Director of Planning & Community Development  
D. Lavallee, Assistant Town Planner