

4/9/21
\$80
CK #2115



Zoning Board of Appeals

Town of Southington

Municipal Center, 196 North Main Street, Southington, CT 06489 (860) 276-6248

Date Submitted: 4/9/21

APPLICATION

Fee: See fee schedule

Appeal No.: 6506A

Owner name and mailing address: (please print)

Marc Dynder

71 Burning Tree Dr

Southington CT 06489

Telephone 860 877 0233

Email Mdynder@gmail.com

Address of Property: 71 Burning Tree Dr. Southington CT

Assessor's Map # 183 Parcel # 004

Applicant name and mailing address: (please print)

Marc Dynder

71 Burning Tree Dr

Southington CT 06489

Telephone 860 877 0233

Email Mdynder@gmail.com

Volume 1405 Page 0593

Type of Application: (check one):

*Special Exception *Variance Appeal Ruling of Zoning Enforcement Officer Dated: _____

Other (specify) _____

Zone: R 80 Zoning Regulation(s): Distance of Shed from Street + property line

Nature and Description of Application: would like to replace an existing shed which is 5 feet from property line and 56 feet from rd. Request a variance so I can put a new shed where existing shed is

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):

- 1) my backyard is a hill and thus the topography doesn't lend itself to a shed
- 2) the other side of my house is the septic tank
- 3) I am in an R-80 zone with an R-20/25 sized lot

Are the premises within 500' of an adjacent municipality? no

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 _____

(please print)

Marc A. Dynder

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: 4/27/21

Received by: gmc

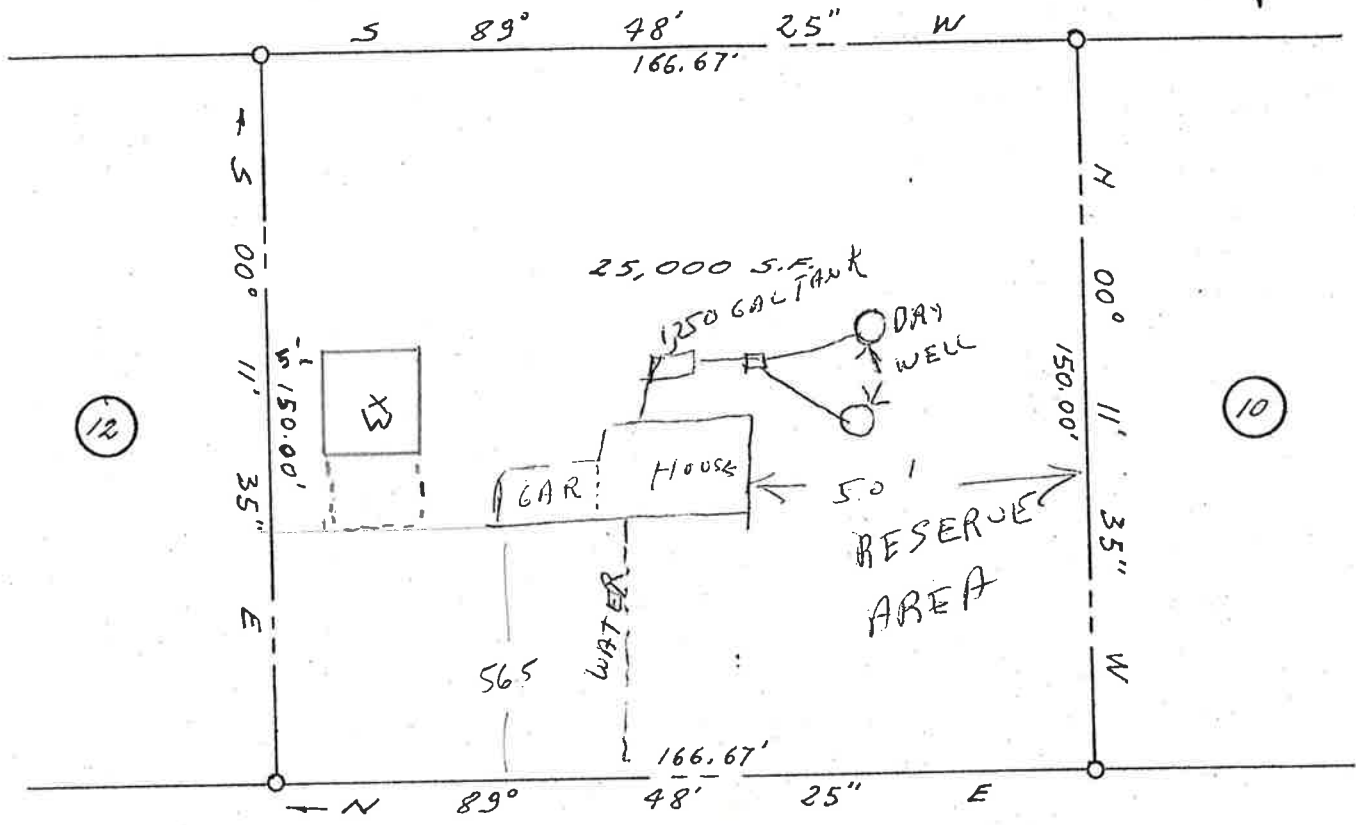
Sign: yes

4) My lot zone is much smaller than that of a regular R-80 lot.

5) Current shed site is conducive to new shed site. I am requesting a variance of the side yard setback to 5' from property line, which is the current shed location and also front yard setback so the shed is even with the front of the house 56.5'.
6) Bordering neighbor is appreciative we are considering a new shed and is supportive of putting in the existing location.

7) Town rezoned property from R20/25 to R80 after homes were built.

Existing = Solid
 Proposed = Solid + Dotted



#71 BURNING TREE DRIVE

BP-15527A
 C.O. - 5863

ZBA # 6506 A

LOT#	PERC. RATE MIN./INCH
11	13.3

PLOT PLAN
 FOR

I HEREBY CERTIFY THIS MAP TO BE
 SUBSTANTIALLY CORRECT
 G. W. C. KRATZERT
 CIVIL ENGINEER & LAND SURVEYOR
 176 N. MAIN ST. SOUTHINGTON, CT 06487

LOT # 11 PATTONWOOD ESTATES
 BURNING TREE DRIVE SOUTHINGTON, CONN.
 SCALE 1" = 40' MARCH, 1973
 KRATZERT & JONES
 CIVIL ENGINEERS & LAND SURVEYORS
 176 N. MAIN ST. SOUTHINGTON, CONN.



Aerial Plan showing existing shed

4/9/2021 9:25:41 AM

Scale: 1"=30'

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.



ZBA # 6506 A



Marc Dynder <mdynder@gmail.com>

New Shed Location

1 message

Downes, Bill (Executive in Ops + Technology) <bdownes@thehartford.com>
To: shelly downes <sheld_m0m23@yahoo.com>, "Mdynder@gmail.com" <Mdynder@gmail.com>

Wed, Apr 7, 2021 at 7:52 PM

Mark,

Pursuant with our conversation this afternoon, I am fully supportive of you replacing your existing shed with a new shed to be located in same place as your existing shed. I have no concerns in regards to where you are propping to locate your new shed considering it will be located where your existing shed is. Best of luck with your upcoming activity.

All the best your neighbor,

Bill Downes, CISSP
CISO, Vice President
The Office of the CISO
The Hartford
Phone: 860-547-2019
Fax: 860-547-7585
email: bdownes@thehartford.com

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