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CK #1096  
3/4/21



# 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

Date Submitted: 3/4/21

### APPLICATION

Appeal No.: 6496 A

Fee: See fee schedule

Owner name and mailing address: (please print)  
Kelley Babcock

Applicant name and mailing address: (please print)  
Robert Gorski

511 Curtiss St

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Southington CT 06489

Southington CT 06489

Telephone (203) 592-0086

Telephone (860) 250-0464

Email Kelleyamber8683@yahoo.com

Email robert.gorski.0108@gmail.com

Address of Property: 511 Curtiss St. Southington CT 06489

Assessor's Map # 132 Parcel # 016 Volume 1403 Page 0146

Type of Application: (check one):

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

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

Zone: R-20/25 Zoning Regulation(s): \_\_\_\_\_

Nature and Description of Application: Asking for up to 2ft allowance into sideyard setback. Plan to build 24' wide addition. Asking for 2ft to allow for any adjustment or overages at time of foundation pour.

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):

The zoning regulation limits the width of the addition to 22 1/2 ft. We have a blended family with 3 children and have the need for a fourth bedroom. We also anticipate 3 additional drivers in the near future. This will require additional parking that we (cont'd on back)

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 Robert Gorski  
(please print) Robert Gorski

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: Jmc Sign: yes  
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would get by lengthening the driveway along the side of the proposed addition. By allowing the garage to be 24ft wide we would have enough room to park our family's pickup and car side by side in the garage, leaving room for more parking as well.

Another reason the zoning regulation imposes a hardship is it limits our options for garage doors. At 22½ft we would be limited to a single large 18' wide door. The way the garage would face having a large single door would allow for more weather elements and leaves to enter the garage everytime it is opened. This also allows the heat to escape more quickly making it less efficient.

Along with a fourth bedroom we hope to add a work from home office with more privacy because Kelley works from home full time in the healthcare field.