

4/5/21
CK # 6172
\$260



Zoning Board of Appeals

Town of Southington

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

Date Submitted: 4/5/21

APPLICATION

Fee: See fee schedule

Appeal No.: 6504A

Owner name and mailing address: (please print)

OLIVIA MARINA LLC

200 EXECUTIVE BLVD

SOUTHINGTON CT 06489

Telephone 860 479 9030

Email FRED@SLIDERSGRILLBAR.COM

Address of Property: 1217/1219 SOUTH MAIN ST PRATTSVILLE CT 06479

Assessor's Map # 41 Parcel # 40 Volume 1363 Page 918

Applicant name and mailing address: (please print)

OLIVE BRANCH ENTERPRISES, LLC

876 SOUTH MAIN ST

PRATTSVILLE CT 06479

Telephone 860 919 8462

Email JEFF.OLIVEBRANCHENT@YAHOO.COM

Type of Application: (check one):

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

Other (specify) _____

Zone: B Zoning Regulation(s): 7A

Nature and Description of Application: ADD AN 8'x8' VESTIBULE ATTACHED TO A 8'x10'

WALK IN COOLER SET ON POURED CONCRETE SLAB W/ 42" Frost WALL TO BE

PINNED INTO EXISTING FOUNDATION. ALSO CONSTRUCT A 9'x14' COVERED ROOF

OVER EXISTING OUTSIDE CONDENSER UNITS TO PREVENT FREEZING IN WINTER

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):

ADDING THE OUTSIDE WALK IN COOLER WILL INCREASE THE FUNCTIONALITY

OF THE KITCHEN. THE COVERED ROOF OVER (2) CONDENSER UNITS

WILL PREVENT COSTLY SERVICE CALLS & SHUT DOWNS IN WINTER SEASON.

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 [Signature]

(please print) JEFF CARBONE PRINCIPAL OLIVE BRANCH ENT.

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