

4/17/21
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ck # 132



Zoning Board of Appeals Town of Southington

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

Date Submitted: 4/17/21

Appeal No.: 6507A

APPLICATION

Fee: See fee schedule

Owner name and mailing address: (please print)

Applicant name and mailing address: (please print)

Daniel Champagne
25 Redwood Lane Southington

Daniel Champagne
25 Redwood Lane Southington

Telephone 860-906-7565

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Email danchamp@att.net

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Address of Property: 25 Redwood Lane Southington

Assessor's Map # 014 Parcel # 122-033 Volume 1444 Page 0621

Type of Application: (check one):

*Special Exception *Variance Appeal Ruling of Zoning Enforcement Officer Dated: _____
 Other (specify) _____

Zone: _____ Zoning Regulation(s): _____

Nature and Description of Application: Need variance for location and set back distance for 8x10 low profile storage shed to be located in "front" back yard behind a six foot privacy fence.

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):

Back yard location makes it impossible for 8x10 shed due to underground drains installed by builder to keep cellar dry. Very tight quarters. Side/back yard location has much more space and no underground drains. Shed to be bordered by ^{see 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) _____

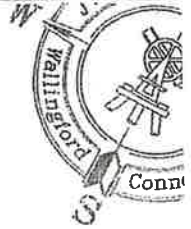
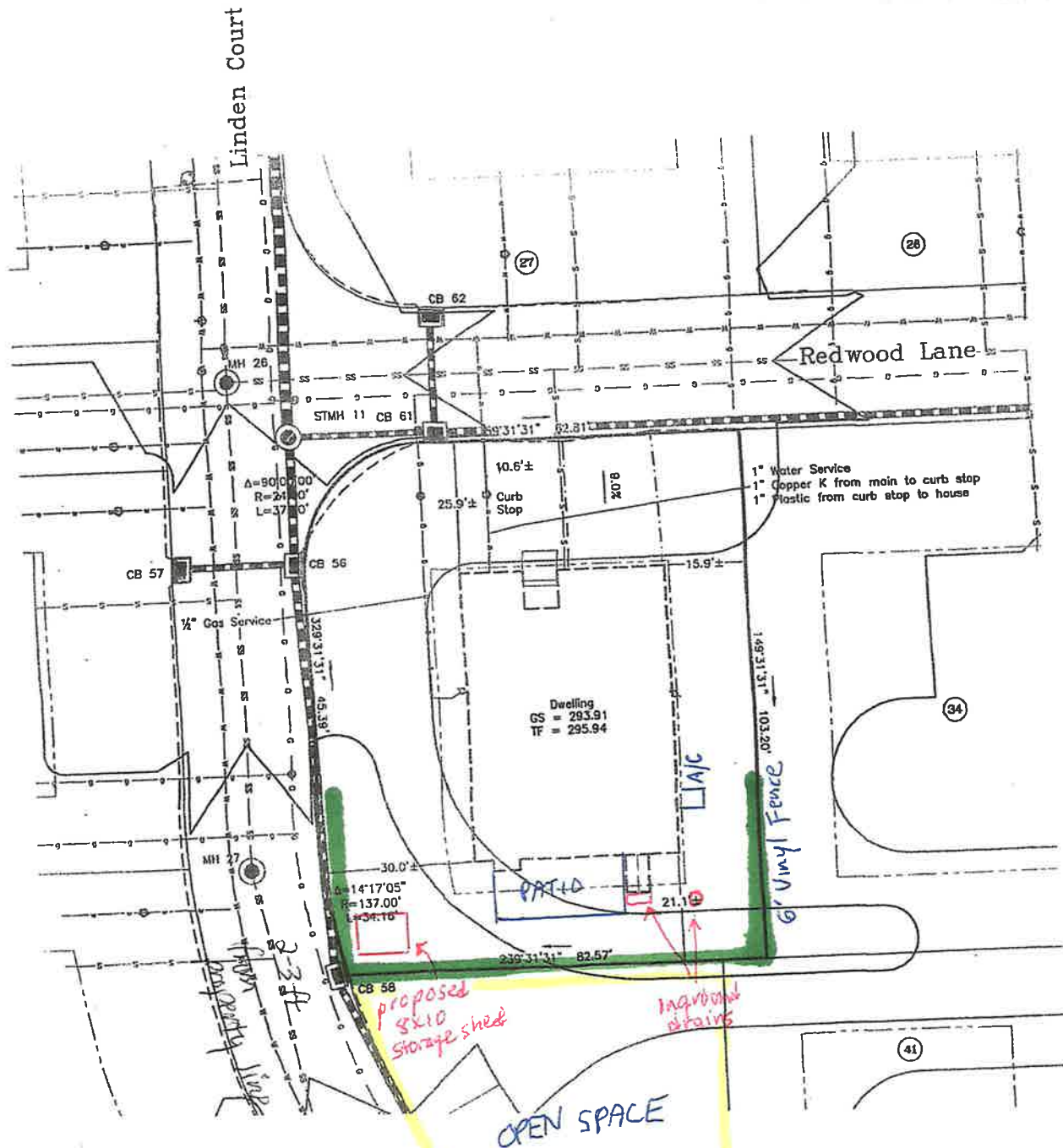
Signature of Applicant/Owner/Agent Daniel Champagne
(please print) Daniel Champagne

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

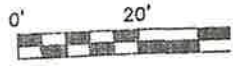
An approval of a special exception or variance by the ZBA only becomes effective after proper notice has been published by the Town and the applicant has filed a copy of his/her approval letter with the Town Clerk on the land records (Sect. 8-7 of the Connecticut General Statutes). The applicant must 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: Smc Sign: yes



Connecticut G:
(NAD 83)



SURVEYOR'S NOTES:

- THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS ON SEPTEMBER 24, 1992, EFFECTIVE DATE JANUARY 1, 1993. SAID STANDARDS ARE SET FORTH IN THE REGULATIONS OF THE STATE OF CONNECTICUT (SECTIONS 20-300b-1 THRU 20-300b-3) AND THE REGULATIONS OF CONNECTICUT STATE AGENCIES EFFECTIVE JUNE 1, 1993.
- THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY TO DEPICT OR NOTE THE POSITION OF EXISTING IMPROVEMENTS WITHIN THE APPLICABLE MUNICIPAL SETBACK REQUIREMENTS. THE PURPOSE OF THIS SURVEY IS TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REQUIREMENTS. PORTIONS OF THE PROPERTY PERTINENT TO THE ISSUES BEING ADJUDICATED ARE DEPICTED. NO OTHER IMPROVEMENTS OR FEATURES NEED BE DEPICTED.
- THE BOUNDARY DETERMINATION CATEGORY IS A DEPENDENT REFERENCE.
- THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS V-2. A VERTICAL ACCURACY STANDARD OF CLASS T-2. TOPOGRAPHY CONFORMS TO AN ACCURACY STANDARD OF CLASS T-2.
- AZIMUTHS AND COORDINATES ARE BASED UPON CONNECTICUT NORTH.
- THE PROPERTY IS LOCATED WITHIN A RESIDENTIAL (RHOD) ZONING DISTRICT.
- THE AREA OF THE PROPERTY IS 8,787± SQUARE FEET (0.20 ACRES).
- REFERENCE IS MADE TO THE FOLLOWING MAP(S):
LIMITED PROPERTY/BOUNDARY SURVEY, SUBDIVISION MAP - 1 HILLCREST VILLAGE, LLC, MERIDEN-WATERBURY ROAD, SOUTH OF WATERBURY, CT. DATE: 08/15/14, REVISED TO 04/07/16 JULIANO ASSOCIATES LLC. SAID MAP ON FILE IN THE SOUTH BRITAIN RECORDS OFFICE.
- PROPERTY IS SUBJECT/PRIVILEGED TO: RIGHTS, RESTRICTIONS, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.
- THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION, AND IS NOT TO BE USED FOR ANY OTHER PURPOSES.

ZBA # 6507A