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check # 1105
4/12/21



Zoning Board of Appeals Town of Southington

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

Date Submitted: 4/12/21

APPLICATION

Appeal No.: 6508A

Fee: See fee schedule

Owner name and mailing address: (please print)

Kevin Gilligan
18 Quaker Lane
Southington, CT 06489

Telephone 612-750-1202

Email JKgilligan5804@yahoo.com

Address of Property: 18 Quaker Lane, Southington, CT 06489

Assessor's Map # 054 Parcel # 096 Volume 1516 Page 765

Type of Application: (check one):

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

Other (specify) _____

Zone: R12 Zoning Regulation(s): _____

Nature and Description of Application: Request reduction of sideyard from 8 feet to 6 feet to allow 12 foot wide single car garage set back from front of house as required.

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):

homeowner would like to have a garage for her vehicle for winter storage as do many of the neighbors in the surrounding neighborhood.

Are the premises within 500' of an adjacent municipality? _____

This appeal relates to: Use Area Yards Height Setback Signs Accessory Building

Gasoline Station/Repair Motor Vehicles Sale of Alcohol Other (specify) _____

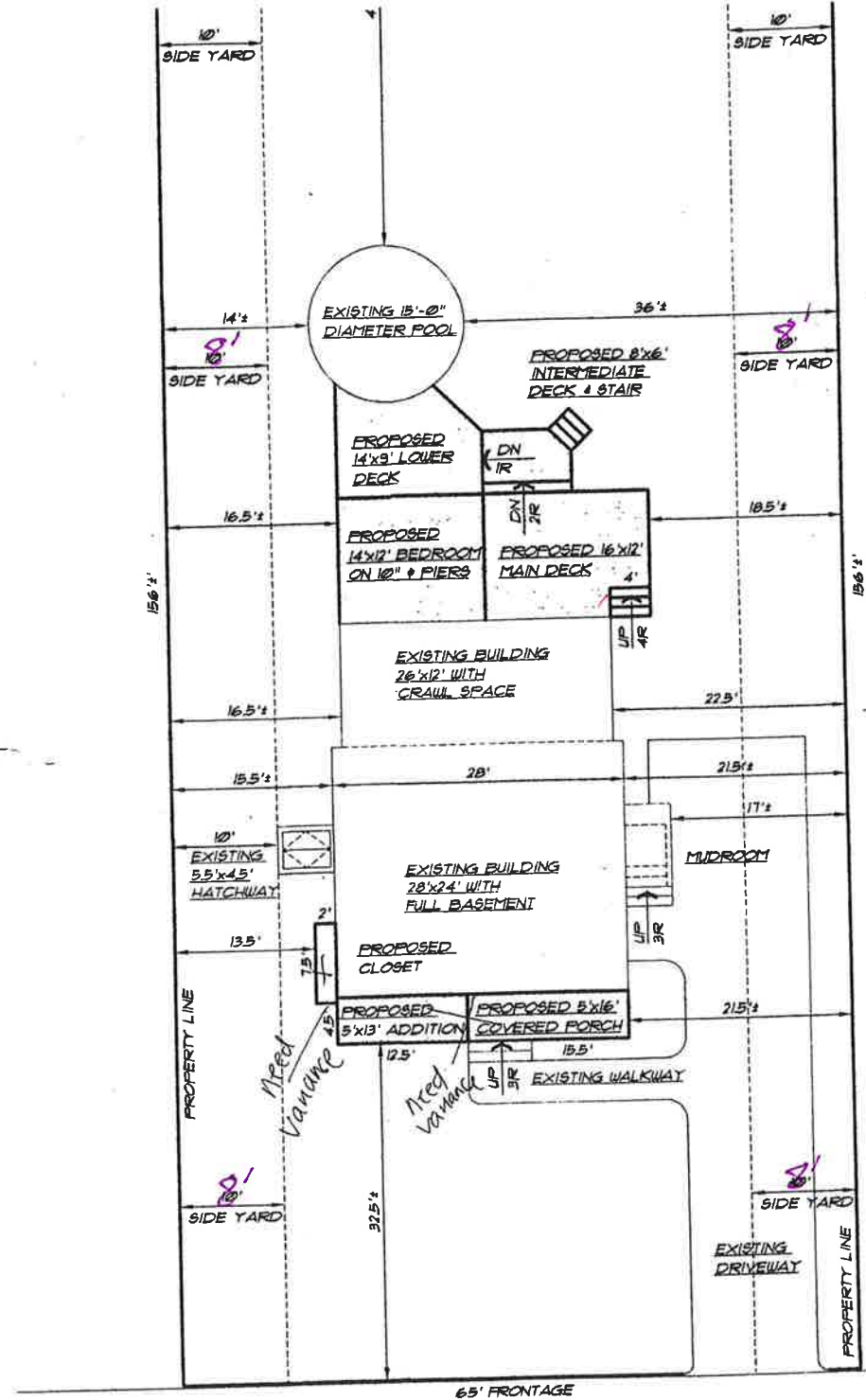
Signature of Applicant/Owner/Agent [Signature]
(please print) Ralph T. Riccio

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: KM Sign: yes



Requirements: Max Lot Coverage = 25%
 Side yard 15', Front yard = 40'

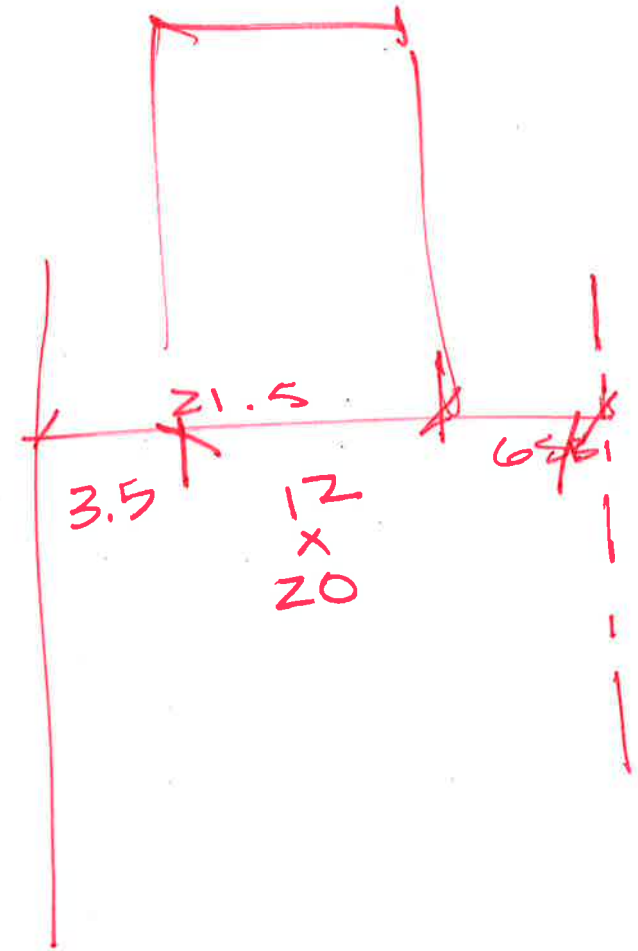
The closet (2 x 7.5')
 the 5'x13' and 5'x16' additions
 in the front
 are denied. They require variance
 from ZBA. ~~if variance~~
 was not obtained for pool
 existing shed should be 10' off property
 line or show variance

ZEO

Denied
 MFS
 3/24/08

R12 ZONE 12,000 SQ. FT. MINIMUM
 LOT SIZE 10,140± SQ. FT (NON-CONFORMING LOT)
 EXISTING BUILDING 984± SQ. FT
 PROPOSED BEDROOM ADDITIONS 244± SQ. FT
 PROPOSED WOOD DECKS 366± SQ. FT
 PROPOSED COVERED PORCH 80± SQ. FT
 TOTAL BUILDING AREA 1,228± SQ. FT

Proposed
 12'x16' deck - 9x14 pool deck
 12x14 bedroom add
 6'x8' middle deck
 16'x5' front porch
 12'x5' bedroom
 2'x5' closet
 add.

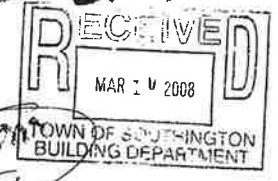


213
 257.
 1/4 Lot total

QUAKER LANE

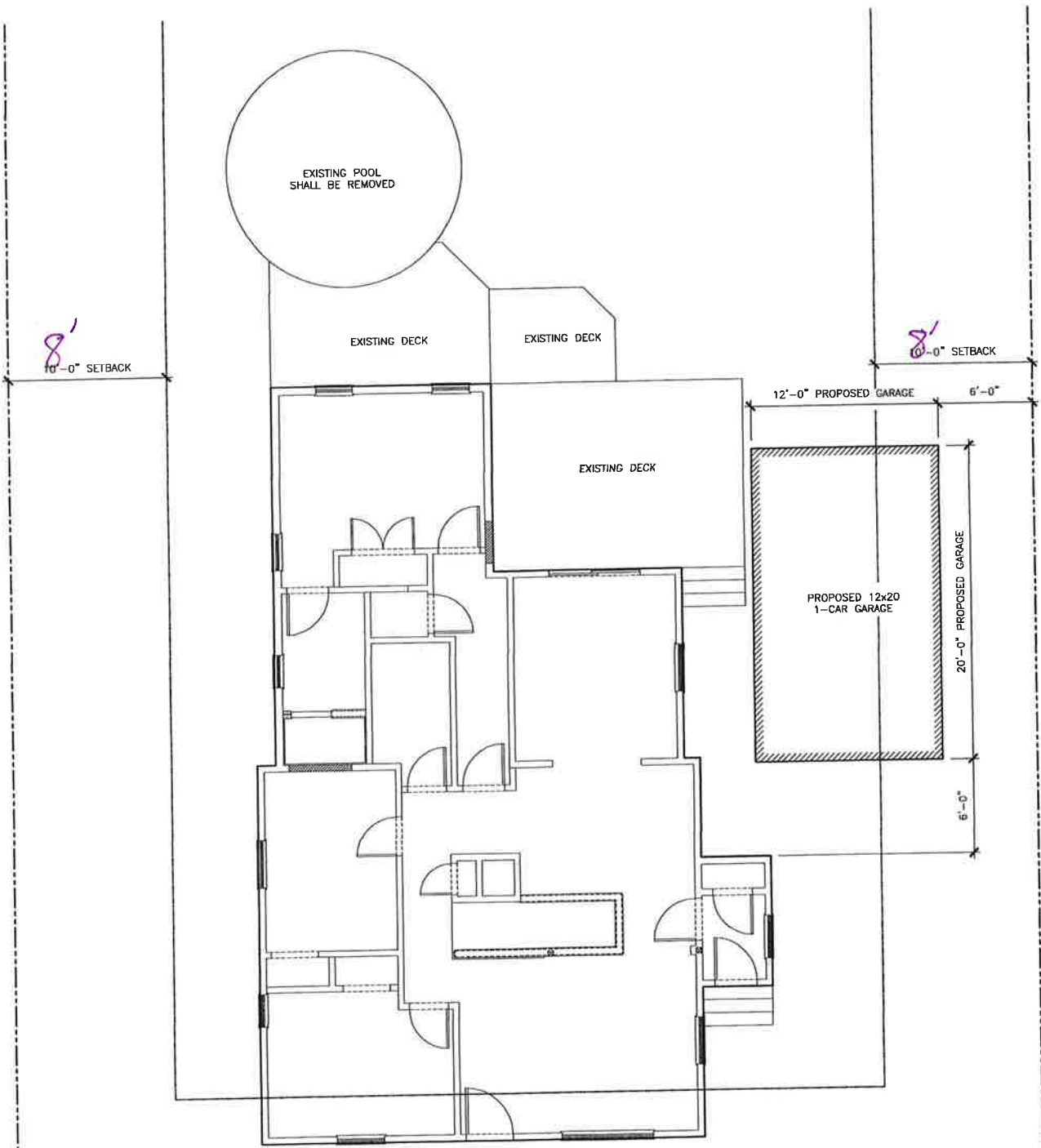
Front 40'
 Side 15'
 Rear 20'

PLOT PLAN
 SCALE 1" = 10'



PROJECT PROPOSED RENOVATIONS TO RESIDENCE OF MR. & MRS. EDWARD M. LADA 18 QUAKER LANE SOUTHINGTON, CONNECTICUT			
DRAWING TITLE PLOT PLAN			
SCALE: 1" = 10'	DATE: 03-07-2008	DRAWN BY: SAL	DWG NO. L-1

ZBA #6508A



1 PROPOSED GARAGE SITE PLAN
 A1.3 SCALE: 1/4"=1'-0"

18 QUAKER LANE SOUTHTON
 SCALE = 1"=10'-0"
 1,200 SQUARE FOOT HOUSE
 APRIL 12. 2021

ZBA #6508A