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6/23/23



Zoning Board of Appeals Town of Southington

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

Date Submitted: 6/23/21

Appeal No.: 6525A

APPLICATION

Fee: See fee schedule

Owner name and mailing address: (please print)

Ryle Builders, LLC
c/o 170 Copper Ridge
Southington, CT 06489

Telephone (860) 302-0421

Email Ryan Kelly 6171@iclad.com

Address of Property: 34 Williams Street

Assessor's Map # 99 Parcel # 263

Applicant name and mailing address: (please print)

Ryle Builders, LLC
c/o 170 Copper Ridge
Southington, CT 06489

Telephone (860) 302-0421

Email Ryan Kelly 6171@iclad.com

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Type of Application: (check one):

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

Other (specify) _____

Zone: R-12 Zoning Regulation(s): Section 7A-00

Nature and Description of Application: This application replaces Appeal # 6516A

"Lot Area" variance of 5,280 s.f. for proposed Parcel C (40 Matthews Street)

"Lot Area" variance of 2,100 s.f. for proposed Parcel A (34 Williams Street)

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):

In exchange for "Lots of Record" status for "lots 40, 37, 36" as shown on the "Map of R.L. Williams Building Lots, Southington, CT May, 1882, Scale 50 feet to an inch prepared by T.H. McKenzie, CE"

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 RK

(please print) Ryan Kelly, Member

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: 7/13/21 Received by: KN Sign: yes