

Pd 260
OK 10749
6/24/21



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: 6/24/21

Appeal No.: 6526A

APPLICATION

Fee: See fee schedule

Owner name and mailing address: (please print)
Diane Kelley & Jeffrey Massicott
1506 West Street
Southington, CT 06489
Telephone (860) 302-1040
Email jeffrey.massicott@gmail.com

Applicant name and mailing address: (please print)
Jeffrey Massicott
1506 West Street
Southington, CT 06489
Telephone (860) 302-1040
Email jeffrey.massicott@gmail.com

Address of Property: 1506 West Street
Assessor's Map # 155 Parcel # 20 Volume 1524 Page 847

Type of Application: (check one):

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

Other (specify) _____

Zone: WSB Zoning Regulation(s): Section 4-05

Nature and Description of Application: Please See Attachment

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):

Due to it being a legal non-conforming lot, the existing property does not adhere to the 2.5 acreage minimum of the W.S.B. Zone, as said property contains only 0.77 acres. Also, because the property is a corner lot, it does not allow for sufficient buildable land given the setbacks.

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) JEFFREY N. MASSICOTT

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: KM Sign: yes

Attachment to Zoning Board of Appeals Application

Applicant: Jeffrey Massicott

Property: 1506 West Street

Dated: June 24, 2021

Nature & Description of Application

The Applicant seeks five (5) individual variances for the subject site.

1. Variance to front yard setback of building (along West Pine Street). Section 4.05.5.C
 - a. Required 75 Feet
 - b. Proposed 58.3 Feet
2. Variance to side yard setback of building. Section 4.05.5.E
 - a. Required 25 Feet
 - b. Proposed 13.2 Feet
3. Variance for parking within front yard setback. Section 4.056.8.C
4. Variance for proposed driveway within required 40 Foot Planted Buffer adjacent to a Residential Zone. Section 4.04.5.H
5. Variance to maximum 25% expansion of non-conforming structure. Section 11-10.1
 - a. Existing Building Footprint – 1,487 SF
 - b. Maximum Building Footprint Expansion Permitted (25%) -1,849 SF
 - c. Proposed Building Footprint – 3,362 SF

Please refer to Variance Plan (Sheet C1) prepared by Harry E. Cole & Son, dated June 24, 2021, for representation of all proposed variances. P This plan has been included in the submission Package.