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# Zoning Board of Appeals Town of Southington

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

Date Submitted: 7/21/21

### APPLICATION

Appeal No.: 6528A

Fee: See fee schedule

Owner name and mailing address: (please print)  
Steven Schlitten  
6 Aspen Way  
Southington, CT 06489  
Telephone 203-970-1323  
Email SSchlitten@yahoo.com

Applicant name and mailing address: (please print)  
Steven Schlitten  
6 Aspen Way  
Southington, CT 06489  
Telephone 203-970-1323  
Email SSchlitten@yahoo.com

Address of Property: 6 Aspen Way Southington, CT 06489  
Assessor's Map # 158 Parcel # 1581330005 Volume 1504 Page 412

Type of Application: (check one):  
 \*Special Exception  \*Variance  Appeal Ruling of Zoning Enforcement Officer Dated: \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

Zone: R-20/25 Zoning Regulation(s): \_\_\_\_\_

Nature and Description of Application: Applying for a variance to build secondary front yard fence (Loper Street) closer than currently allowed towards property line

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):

As it stands we are required to put a 6ft fence on our secondary front yard (Loper street) 20ft from the property line. We are NOT requesting to bring our fence to the property line, ->

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 Steven Schlitten  
(please print) Steven Schlitten

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: 8/10/21 Received by: KM Sign: yes

instead we are asking to bring our fence to 9ft of the property line. Currently on the property (Loper Street) there is a row of planted bushes approximately 6-8ft in height each. These manicured bushes act as a natural semi-barrier between the cars on Loper Street. We are respectfully requesting the town's permission to extend our fence 9ft closer to Loper Street. This would place the fence approximately 2ft behind the manicured bushes (the fence would not go past the bushes, making it shielded by the already present bushes). The hardship that we face is that we would be unable to use 9' x 127' feet of land that we pay taxes for, joggers and families enjoy walking across the property and having a gap there would allow for animals or persons to sit back there without being seen (especially at night), finally the empty space caused by not receiving the variance would significantly decrease our home value when we choose to sell in the distant future.

We have included multiple photos of the area, fence positioning, and builder notes. We will be installing a 6ft tall vinyl privacy fence that has a cedar wood grain finish. In conclusion we request that the town grant us a fencing variance to move our secondary front yard fence (Loper Street) to 9ft from the property line rather than the currently allowed 20ft. As our yard is a corner lot the fence will have no line-of-sight issue as referenced in the property map that has been provided.