

10/19/20
CB #
5260



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

ceilingrus@cox.net

Fee: See fee schedule

APPLICATION

Date Submitted: 10/19/20

Appeal No.: 6479A

Owner name and mailing address: (please print)

James Lank
122 N. Middle Ave.
Plantsville, Ct. 06479

Telephone 860-919-7419

Email ceilingrus@cox.net

Address of Property: 122 N. Middle Ave.

Assessor's Map # 053 Parcel # 325

Applicant name and mailing address: (please print)

James Lank
122 N. Middle Ave.
Plantsville, CT 06479

Telephone 860-919-7419

Email

Volume 1049 Page 589

Type of Application: (check one):

*Special Exception *Variance

Appeal Ruling of Zoning Enforcement Officer Dated:

Other (specify)

Zone: R-12

Zoning Regulation(s):

Nature and Description of Application: 5' side yard variance to locate detached garage

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):

There is the existing sewer line that would be directly under the garage at 15' off of the property line, the additional footage would guarantee easy access in the event of

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

(please print)

James S. Lank

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: 11/10/20

Received by:

Sign: N/A

a sewer line break or any future work on the sewer that would need to be done, otherwise it would be located under the garage floor.

APR 10

There is also a possibility that the sewer line is located under the garage floor. It is not clear if the sewer line is located under the garage floor or if it is located under the driveway. The sewer line is located under the driveway.

~~Handwritten scribbles and lines, possibly representing a diagram or crossed-out text.~~

APR 10

APR 10

ZBA #6479A

PLAT FOR
MIDDLE PARK
LOTS - 60, 61, 74, & 75
MIDDLE AVE. SOUTHINGTON, CONN.
SCALE - 1"=20'
SEPTEMBER 1965
KRATZERT & JONES
CIVIL ENGINEERS & LAND SURVEYORS
176 N. MAIN ST. SOUTHINGTON, CONN.



I hereby certify this map to be
substantially correct

A.W.C. KRATZERT
CONN. REG. # L.S. #134

