



OFFICE OF
ZONING ADMINISTRATION

TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066

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parted 4/8/2021
Sbrnch

RECEIVED
VERNON TOWN CLERK
21 APR - 8 PM 12:30

AGENDA Zoning Board of Appeals (ZBA)

Meeting Notice
Wednesday, April 21, 2021 at 6:30 PM
To Be Held via VIRTUAL TELECONFERENCE
The public is invited to join the meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/87673319196?pwd=VGtHeThpSU9HYlhPVTh4Wm4rcFZkZz09>

Meeting ID: 876 7331 9196

Passcode: 9gkvv7

OR Dial

+1 646 876 9923

Meeting ID: 876 7331 9196

Passcode: 520150

Agenda Items:

1. Call meeting to Order and Roll Call by Chairperson; read opening statement
2. Discussion and Vote on the following Application:

Application ZBA-2021-01 of Robert Carlson, seeking a **Variance of Zoning Regulation section 4.3.1.8 Maximum lot coverage when not in an Aquifer Protection Zone: 25%**, to allow lot coverage of 33% to construct a new swimming pool and patio decking on the property located at 194 Hany Lane, in the R-22 Zone.

3. Review Draft Minutes of the October 21, 2020 ZBA meeting
4. Other business
5. Adjournment

TOWN OF VERNON
ZONING BOARD OF APPEALS
ANDY MARCHESE, ZBA LIAISON

APPLICATION



TOWN OF VERNON
Zoning Board of Appeals
 55 West Main St
 Vernon, Ct 06066
 (860)870-3636

Application # ZBA-2021-01
(To be completed by Town Staff)
Application Fee: \$200
State Fee: \$ 60
Total Fee: \$260

APPLICATION FOR VARIANCE OR SPECIAL EXCEPTION OF ZONING REGULATIONS OR APPEAL FROM DECISION OF ZONING ENFORCEMENT OFFICER
 (Please type or print in ink)

APPLICANT

Name of Applicant Robert B. Carlson File Date 3-18-21
 Mailing Address 194 HANY LANE State Ct Zip 06066
 Phone (860) 875-0433 E-Mail bobcarlson@aol.com

OWNER

Name of Owner Robert AND LINDA CARLSON
 Address 194 HANY LANE State Ct Zip 06066
 Phone (860) 875-0433 E-Mail bobcarlson@aol.com

REQUEST (use continuation sheet if needed)

VARIANCE of Zoning Regulation Section 4.3.1.8
 (variance, special exception, appeal)
 From 27.2%
 To allow 33% OF LOT COVERAGE FOR THE CONSTRUCTION OF A POOL AND PATIO.

PREMISES

Address of subject property 194 HANY LANE Zone R-22

State the particular hardship or unnecessary difficulty that prompts this application:

NON CONFORMING PARCEL AREA

In addition to variance, special exception or appeal of the zoning regulation, is approval of the lot or premises necessary for state license?

Yes _____ No

Signature of Applicant

Robert B. Cullen

Or

Application Executed by

(Attorney or Authorized Agent)

On behalf of

(Applicant)

Subscribed and sworn before me this

18th

day of

March

20

21

Alexandra Nicole Garnelis

Notary Public

ALEXANDRA NICOLE GARNELIS
NOTARY PUBLIC - CT 183146
My Commission Expires Feb. 28, 2028

Previous action concerning this location - Zoning Board of Appeals

Eight copies of site plan drawn to scale not to exceed twenty (20) feet to one inch, prepared by a registered engineer, architect or land surveyor, embossed and signed with the raised letter seal and should include the following: (Omission of any component may slow the application process)

1. Property boundaries (existing and proposed) and their dimensions.
2. Location of all structures (existing and proposed) and the distances between adjacent structures.
3. Dimensions of all yards and setbacks.
4. Location of all streets, driveways and entrances (existing and proposed) and their dimensions.
5. Location of all parking areas and parking stalls (each stall shall be numbered sequentially, and each stall to be not less than 9' x 17')
6. Location and dimensions of all off-street loading areas.
7. Location, size and amount of usable open space.
8. Location and dimensions of all easements, rights-of-way, conduits and the like.
9. Percentage of lot area to be covered by proposed structures, i.e., lot coverage.
10. Location, type and size of all signs.
11. Height of proposed structures.
12. Zoning District designation, north arrow and graphic scale.

OMISSION OF ANY OF THE ABOVE MAY RESULT IN DENIAL OF AN APPLICATION

Each application shall contain the following table of information:

ZONING INFORMATION		
ZONING	REQUIRED	PROPOSED
USE		
BUILDING AREA (FOOTPRINT)		
LOT AREA		
FRONT YARD		
REAR YARD		
SIDE YARD		
HEIGHT		
PARKING SPACES		
*DENOTES NON-CONFORMING		

CONTINUATION SHEET

REQUEST

(variance, special exception, appeal)

of Zoning Regulation Section(s)

From

To allow

ACTION OF THE BOARD
At meeting held on

GRANTED

DENIED

CONDITIONS

HARDSHIP

Connecticut General Statutes, Section 8-6(3) gives statutory authority to the Zoning Board of Appeals to vary the application of zoning regulations provided that the variance is in harmony with the general purpose of the regulations and with due consideration for conserving public health, safety, convenience, welfare and property values. A variance may be granted to the parcel of land, where there are conditions which specifically affect the parcel but do not generally affect the zoning district, and where a literal enforcement of the zoning regulations would result in the unusual hardship, so that, by granting the variance, substantial justice will be done, and the public safety and welfare secured.

A variance is an authorization obtained from the Zoning Board of Appeals to use property in a manner otherwise forbidden by the zoning regulations. For a variance to be granted, the Board must find that:

- The variance must be shown to not substantially affect the comprehensive zoning plan
- Adherence to the strict letter of the zoning ordinance would cause unusual hardship
- Economic hardship such as financial loss is not the sole hardship claim
- The hardship is not self-created
- The hardship is unique to the subject property and different from other properties in the same zoning district.