

posted 5/11/2021  
S Burgos



# TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066

Tel: (860) 870-3636

Fax: (860) 870-3589

amarchese@vernon-ct.gov

OFFICE OF  
ZONING ADMINISTRATION

## AGENDA

### Zoning Board of Appeals (ZBA)

Meeting Notice

**Wednesday, May 19, 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/84723387979?pwd=YlhyNDlBZUNBbDQrOFZYMIM3UG5zQT09>

Meeting ID: 847 2338 7979

Passcode: 8grhik

OR Dial

+1 646 876 9923

Meeting ID: 847 2338 7979

Passcode: 412266

RECEIVED  
VERNON TOWN CLERK  
MAY 11 AM 10:19

### 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-2021-02 of Kazco, LLC, seeking a Variance of Zoning Regulation section 4.9.1.5 Minimum side yard: 20 feet, to allow a 20' x 75' building addition 11 feet from the southern side yard boundary line to match the existing non-conforming building footprint, on the property located at 540 Talcottville Road, located in the Commercial Zone.**

3. Review Draft Minutes of the April 21, 2021 ZBA meeting
4. Other business
5. Adjournment

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

**APPLICATION  
AND  
ATTACHMENTS**

**ZBA-2021-02**

meeting date 05-19-2021



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

**Application # ZBA-2021-02**  
(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 Kazco, LLC File Date 4-19-2021

Mailing Address 540 Talcottville Road State CT Zip 06066

Phone \_\_\_\_\_ E-Mail vernonpoolman@comcast.net

**OWNER**

Name of Owner Same

Address \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ E-Mail \_\_\_\_\_

**REQUEST** (use continuation sheet if needed)

Variance \_\_\_\_\_ of Zoning Regulation Section 4.9.1.5  
(variance, special exception, appeal)

From 20 feet

To allow a building expansion to match the existing non-conforming footprint located 11' off the side lot line.

**PREMISES**

Address of subject property 540 Talcottville Road Zone Commercial

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

Strict adherence with the regulation will provide a conflict with the existing rear exit door and the proposed 20' long wall that extends east of the building which supports the roof and provides privacy.

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 X

Signature of Applicant DEBRA C KACIMUREZIC

Or

Application Executed by \_\_\_\_\_  
(Attorney or Authorized Agent)

On behalf of \_\_\_\_\_  
(Applicant)

Subscribed and sworn before me this 16<sup>th</sup> day of APRIL 2021.

Katherine K Heminway  
Notary Public

KATHERINE K. HEMINWAY  
NOTARY PUBLIC  
HARTFORD COUNTY  
My Commission Expires Feb. 28, 2025

---

Previous action concerning this location - Zoning Board of Appeals

Every application for a variance, special exception or appeal, shall include the following information and exhibits (if applicable):

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:

<b>ZONING INFORMATION</b>		
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
USE		
BUILDING AREA (FOOTPRINT)	See map zoning table	
LOT AREA		
FRONT YARD		
REAR YARD		
SIDE YARD		
HEIGHT		
PARKING SPACES		
<b>*DENOTES NON-CONFORMING</b>		

**ZONING BOARD OF APPEALS APPLICATION**

**CONTINUATION SHEET**

**REQUEST**

(variance, special exception, appeal)

**of Zoning Regulation Section(s)**

**From**

**To allow**

**\*\*To be completed by Town Staff\*\***

**ACTION OF THE BOARD**  
At meeting held on

\_\_\_\_\_

**GRANTED**

**DENIED**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONDITIONS**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**HARDSHIP**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## VARIANCES

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.



# **LOCATION SURVEY**



## **LEGAL NOTICES**

**Published on:**

**Saturday, May 8th, 2021 and**

**Saturday, May 15th, 2021**

Public Notice  
Town of Vernon

The Vernon Zoning Board of Appeals (ZBA) will hold the following public hearing at a regular meeting on Wednesday, May 19, 2021 at 6:30 p.m. to hear the following Application. This meeting will be held via VIRTUAL TELECONFERENCE. The public is invited to join the meeting:

Join Zoom Meeting  
<https://us02web.zoom.us/j/84723387979?pwd=YlhYNDhBZUNBbDQrOFZYMlM3UG5zQT09>

Meeting ID: 847 2338 7979  
Passcode: 8grhIK

OR Dial  
+1 646 876 9923  
Meeting ID: 847 2338 7979  
Passcode: 412266

Application ZBA-2021-02 of Kazco, LLC, seeking a Variance of Zoning Regulation section 4.9.1.5 Minimum side yard: 20 feet, to allow a 20' x 75' building addition 11 feet from the southern side yard boundary line to match the existing non-conforming building footprint, on the property located at 540 Talcottville Road, located in the Commercial Zone.

Andy Marchese, Liaison to  
Zoning Board of Appeals (ZBA)

Journal Inquirer  
May 8, 2021  
May 15, 2021

# **DRAFT MINUTES**



OFFICE OF  
ZONING ADMINISTRATION

# TOWN OF VERNON

55 WEST MAIN STREET, VERNON, CT 06066

Tel: (860) 870-3636

Fax: (860) 870-3589

amarchese@vernon-ct.gov

## DRAFT MINUTES Zoning Board of Appeals (ZBA)

Wednesday, April 21, 2021 6:30 PM

Held via Telephone Conference

21 APR 30 PM 1:00  
VERNON CT  
CLERK

1. Roll Call:

Attendees: Regular Members: Howard Steinberg, Carmen Melaragno and Robert Mullan

Alternate Members: Claire Crane and Sherrin Roach

Absent Member(s): Chairman, Jennifer Roy

Also present: Andy Marchese, Zoning Enforcement Officer/Staff Liaison and Cassandra Santoro, Recording Secretary

Liaison Andy Marchese made both Claire Crane and Sherrin Roach voting members. Secretary, Carmen Melaragno called the meeting to order at 6:32PM and read the opening statement.

2. Action on Application(s)

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.

- Liaison Andy Marchese gave a brief explanation of the application.
- Secretary Carmen Melaragno read the voting requirements.
- Robert Carlson, Applicant explained the reason he is requesting the variance.
- Mary Jane Panke, 208 Hany Lane spoke in favor of the application.
- Sharon Zampino, 51 Brimwood Lane spoke in favor of the application.
- Public Hearing closed at 6:50PM.

Claire crane made a motion to vote in favor of 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. Howard Steinberg seconded and the motion carried unanimously. Robert Mullen explained the hardship

is it was a non-conforming lot constructed before this regulations for conforming lots went into effect.

3. Review Draft Minutes of the October 21, 2020 ZBA Meeting.

Robert Mullan made a motion to approve the October 21, 2020 minutes with corrections. Sherrin Roach seconded and the motion carried unanimously.

4. Other Business

Andy Marchese, Liason explained that he will be speaking with Administration regarding making an alternate member a full time member and getting another alternate member.

5. Adjournment

Sherrin Roach made a motion to adjourn at 6:49PM. Howard Steinberg seconded and the motion carried unanimously.

Respectfully,

Cassandra Santoro,  
Recording Secretary

**OTHER BUSINESS  
(IF ANY)**