



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

Posted on
5/26/2021
S. Burgos

AGENDA

Zoning Board of Appeals (ZBA)

Meeting Notice

Wednesday, June 16th, 2021, 6:30 PM

Town Hall

14 Park Place, 3rd Floor

Council Chambers

Vernon, CT

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 May 19, 2021 ZBA meeting
4. Other business
5. Adjournment

RECEIVED
VERNON TOWN CLERK
21 MAY 26 PM 3:53

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 KACIUREZKA

Or

Application Executed by _____
(Attorney or Authorized Agent)

On behalf of _____
(Applicant)

Subscribed and sworn before me this 16th 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:

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

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

1. THIS MAP AND SURVEY DATA WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF THE CONNECTICUT DEPARTMENT OF CONSTRUCTION AND THE DEPARTMENT OF TRANSPORTATION, AND THE SURVEYING AND MAPPING ACT OF 1985.
2. THE SURVEY WAS CONDUCTED ON THIS DATE AND THE DATA IS THE PROPERTY OF THE CLIENT.
3. THE CLIENT HAS REVIEWED AND APPROVED THIS MAP AND SURVEY DATA.
4. THE CLIENT HAS REVIEWED AND APPROVED THIS MAP AND SURVEY DATA.
5. THE CLIENT HAS REVIEWED AND APPROVED THIS MAP AND SURVEY DATA.
6. THE CLIENT HAS REVIEWED AND APPROVED THIS MAP AND SURVEY DATA.
7. THE CLIENT HAS REVIEWED AND APPROVED THIS MAP AND SURVEY DATA.
8. THE CLIENT HAS REVIEWED AND APPROVED THIS MAP AND SURVEY DATA.
9. THE CLIENT HAS REVIEWED AND APPROVED THIS MAP AND SURVEY DATA.
10. THE CLIENT HAS REVIEWED AND APPROVED THIS MAP AND SURVEY DATA.

THESE CONDITIONS APPLY TO THE ENTIRE MAP AND SURVEY DATA. ANY CHANGES TO THE MAP AND SURVEY DATA MUST BE APPROVED BY THE CLIENT IN WRITING.



IMPROVEMENT LOCATION SURVEY
MODIFICATION TO SITE PLAN OF DEVELOPMENT
 PREPARED FOR
KAZCO LLC
 540 TALCOTTVILLE ROAD
 VERNON, CONNECTICUT
 GARDNER & PETERSON ASSOCIATES, LLC
 178 HARTFORD AVENUE
 HARTFORD, CONNECTICUT 06103
 DATE: 03-28-2017
 SHEET NO. 1 OF 1
 MAP NO. 10010

1. HEAVY DUTY TRAIL TO THE WEST OF ADJACENT AND HEAVY DUTY TRAIL TO THE EAST OF ADJACENT ARE SHOWN AS SHOWN IN THE SURVEY. THE HEAVY DUTY TRAIL TO THE WEST OF ADJACENT IS SHOWN AS SHOWN IN THE SURVEY. THE HEAVY DUTY TRAIL TO THE EAST OF ADJACENT IS SHOWN AS SHOWN IN THE SURVEY.

ZONING TABLE: COMMERCIAL ZONE "C"

TYPE OF USE	PERMITTED	PROHIBITED
OFFICE	YES	NO
RETAIL	YES	NO
RESTAURANT	YES	NO
SERVICE	YES	NO
WAREHOUSE	NO	YES
INDUSTRIAL	NO	YES
RECREATION	NO	YES
RESIDENTIAL	NO	YES
AGRICULTURE	NO	YES
UNDESIRABLE USES	NO	YES

LEGAL NOTICES

Published on:

Saturday, June 5th, 2021 and

Saturday, June 12th, 2021

PUBLIC NOTICE
Town of Vernon

The Vernon Zoning Board of Appeals will hold the following Public Hearing at a regular meeting **on Wednesday, June 16, 2021 at 6:30 p.m.** at the Town Hall, 14 Park Place, 3rd floor (Council Chambers) Vernon, CT, to hear 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.

This ZBA application is available for inspection by the public in the office of Zoning Administration, 55 West Main Street, Vernon, CT.

Andy Marchese, Liaison to the
Zoning Board of Appeals

Journal Inquirer
June 5, 2021
June 12, 2021

DRAFT MINUTES

MAY 19, 2021



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OFFICE OF
ZONING ADMINISTRATION

RECEIVED
VERNON TOWN CLERK
21 MAY 21 AM 10:09

DRAFT MINUTES Zoning Board of Appeals (ZBA)

Wednesday, May 19, 2021 6:30 PM
Held via Telephone Conference

1. Roll Call:

Attendees: Regular Members: Chairman, Jennifer Roy, Carmen Melaragno and Robert Mullan

Alternate Members: Claire Crane

Absent Member(s): Howard Steinberg and Alternate, Sherrin Roach

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

Chairman Jennifer Roy sat Alternate Claire Crane for Howard Steinberg.

2. Action on Application(s)

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.

The applicant chose to table the meeting due to only four (4) members being present.

3. Review Draft Minutes of the April 21, 2021 ZBA Meeting.

Carmen Melaragno made a motion to approve the April 21, 2021 minutes as presented. Robert Mullan seconded and the motion carried unanimously.

4. Other Business

Andy Marchese, Liaison spoke to the commission regarding returning to in-person meetings. Discussion ensued.

5. Adjournment

Claire Crane made a motion to adjourn at 6:43PM. Robert Mullan seconded and the motion carried unanimously.

Respectfully,

Cassandra Santoro,
Recording Secretary

**OTHER BUSINESS
(IF ANY)**