



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

AGENDA

Zoning Board of Appeals (ZBA)

Meeting Notice

Wednesday, August 17, 2022, 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. Public Hearing, discussion and vote on the following Application:

Application ZBA-2022-03 of Iglesia Fuente De Salvacion, seeking a Variance of Zoning Regulation section 16.1.5 No part of any sign shall be erected within ten (10) feet from any property lines of the premises to which they pertain..., to allow a building mounted sign to be 0.5 feet from the southern front yard boundary line, on the property located at 118 Union Street, located in the Residential Commercial Zone.

3. Review Draft Minutes of the April 20, 2022 ZBA meeting
4. Other business
5. Adjournment

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

**APPLICATION
AND
ATTACHMENTS**

ZBA-2022-03

Hearing Date 08-17-22



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

RECEIVED

JUL 06 2022

Town of Vernon
Building Dept.

Application # ZBA-2022-03

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 IGLESIA FUENTE DE SALVACION File Date 7/6/22

Mailing Address 116 UNION STREET, VERNON State CT Zip 06066

Phone (860) 324-4178 E-Mail jagiraud@yahoo.com

OWNER

Name of Owner SAME AS APPLICANT

Address State Zip

Phone E-Mail

REQUEST (use continuation sheet if needed)

VARIANCE of Zoning Regulation Section 16.1.5
(variance, special exception, appeal)

From SIGN SHALL BE MORE THAN 10- FEET FROM ANY PROPERTY LINE

To allow A BUILDING MOUNTED SIGN BE ERECTED 0.5 FEET
FROM THE STREETLINE (9.5 FT VARIANCE REQUESTED)

PREMISES

Address of subject property 118 UNION STREET Zone RC

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

SIGN IS BUILDING MOUNTED AND THE LOCATION OF THE BUILDING DOES NOT
ALLOW FOR THE SIGN TO BE CONSTRUCTED IN CONFORMANCE WITH THE
ZONING REGULATIONS

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 Pastor S-A. Jerni
Or

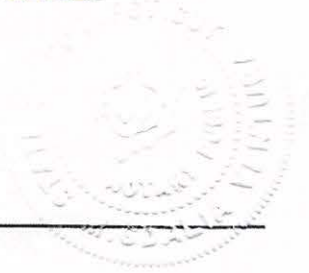
Application Executed by _____
(Attorney or Authorized Agent)

On behalf of _____
(Applicant)

Subscribed and sworn before me this 5th day of July 20 22.

Migdalia Ventura, Notary Public
My Commission Expires: 10/31/2026

Migdalia Ventura
Notary Public



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)		
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

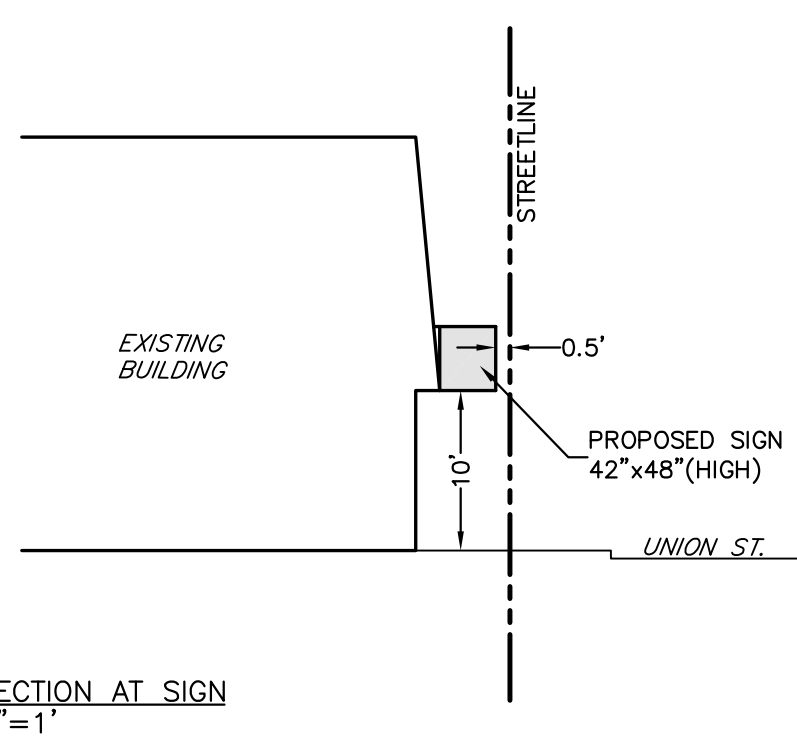
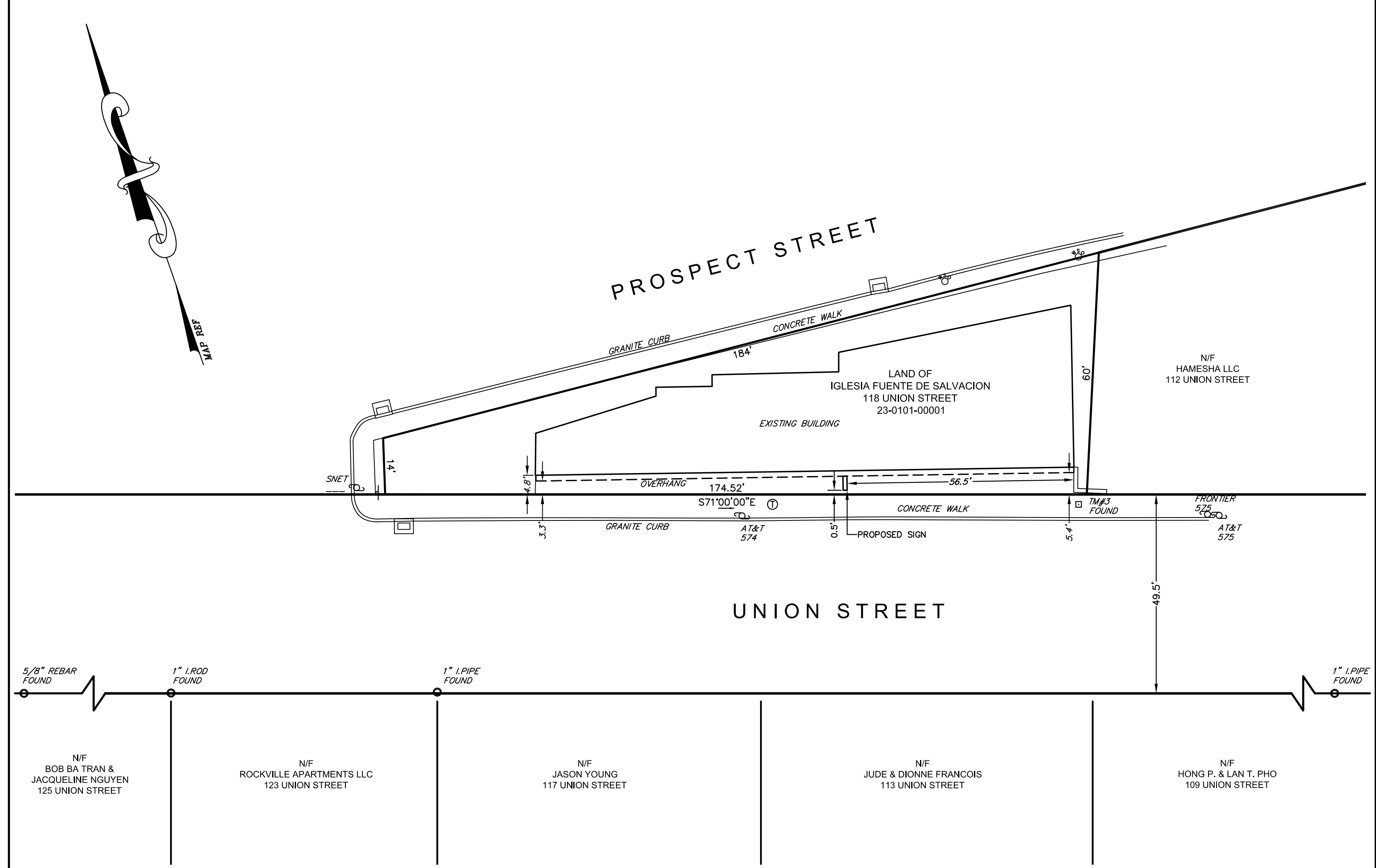
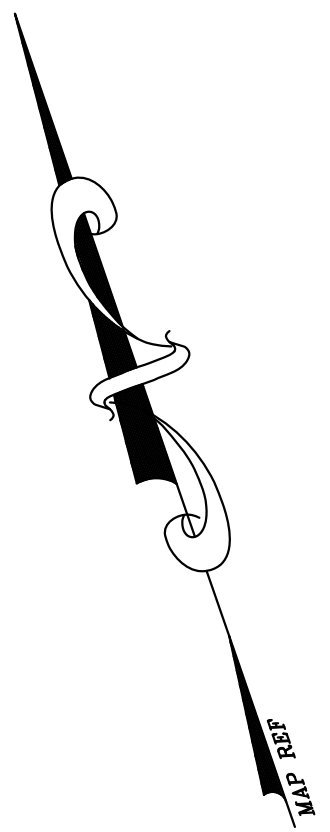
HARDSHIP

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.

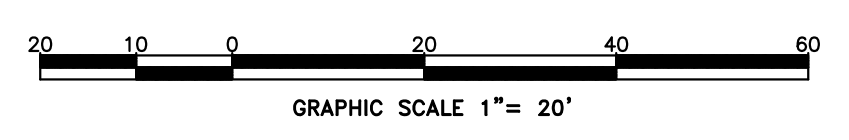
A variance is an authorization obtained from the Zoning Board of Appeals to use property in a manner otherwise forbidden by the zoning regulations. For a variance to be granted, the Board must find that:

- 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.



LEGEND

	PROPERTY LINE
	IRON PIPE FOUND
	CONTROL MONUMENT
	UTILITY POLE
	TELE. MANHOLE
	CATCH BASIN
	GRANITE CURB
	STREET SIGN
	WATER SHUTOFF



NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS A RIGHT OF WAY SURVEY OF THE UNION STREET RIGHT OF WAY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. ALL OTHER PROPERTY LINES DEPICTED CONFORM TO HORIZONTAL ACCURACY CLASS D.

THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF A PROPOSED SIGN IN RELATION TO THE NORTHERLY STREETLINE OF UNION STREET.
- MAP REFERENCE:
A. SURVEY PREPARED BY MALCOLM S. HINCKLEY OF 118 UNION STREET CERTIFIED TO THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MADISON; THE CONNECTICUT ATTORNEY'S TITLE INSURANCE COMPANY; JOHN N. & ELISABETH D. WYSE (TITLE OF SURVEY IS NOT LEGIBLE).
- BEARINGS DEPICTED ON THIS PLAN ARE BASED ON THE SURVEY REFERENCED IN NOTE 2.A.
- THIS PROPERTY IS LOCATED IN THE RESIDENTIAL COMMERCIAL (RC) ZONE.
- THE NORTHERLY STREETLINE OF UNION STREET DEPICTED ON THIS PLAN IS LOCATED 49.5' NORTH OF THE SOUTHERLY STREETLINE AS RESOLVED BY THE COURT OF COMMON COUNCIL, CITY OF ROCKVILLE ON SEPTEMBER 10, 1894.

I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Eric R. Peterson
ERIC R. PETERSON
L.S. 23430
REGISTRATION NO.

REVISIONS	RIGHT OF WAY SURVEY			
	PROPERTY OF IGLESIA FUENTE DE SALVACION 118 UNION STREET (ROUTE 74) VERNON, CONNECTICUT			
	GARDNER & PETERSON ASSOCIATES, LLC 178 HARTFORD TURNPIKE TOLLAND, CONNECTICUT			
	PROFESSIONAL ENGINEERS	LAND SURVEYORS		
BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=20'	06-30-2022	1 OF 1	11081A

G:\11081A\Survey\06-30-2022\11081A.dwg

LEGAL NOTICES

Published on:

Saturday, August 6, 2022

and

Saturday, August 13, 2022

PUBLIC NOTICE
Public Notice
Town of Vernon

The **Vernon Zoning Board of Appeals** will hold the following Public Hearing at a regular meeting on **Wednesday, August 17, 2022 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-2022-03 of Iglesia Fuente De Salvacion, seeking a Variance of Zoning Regulation section 16.1.5 No part of any sign shall be erected within ten (10) feet from any property lines of the premises to which they pertain, to allow a building mounted sign to be 0.5 feet from the southern front yard boundary line, on the property located at **118 Union Street**, located in the Residential 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
August 6, 2022
August 13, 2022

DRAFT MINUTES

APRIL 20, 2022

DRAFT MINUTES
Zoning Board of Appeals (ZBA)
Wednesday, April 20, 2022 6:30PM
Town Hall
14 Park Place
Vernon, CT 06066

RECEIVED
VERNON TOWN CLERK
22 APR 28 PM 2:04

1. Roll Call:

Attendees: Regular Members: Chairman Jennifer Roy and Bill Francis
Alternate Members: Sherrin Roch and Claire Crane
Also present: Andy Marchese, Zoning Enforcement Officer/Staff Liaison,
and Beth Bates, Recording Secretary
Absent Members: Robert Mullan, Howard Steinberg, and Carmen Melaragno

Chairman Jennifer Roy called the meeting to order at 6:36PM and read the opening statement.

2. Public Hearing, discussion, and vote on the following Applications:

Application ZBA-2022-01 of the French Social Circle seeking a Variance of Zoning Regulation section 4.9.1.4 Minimum Rear Yard: 50 feet, to allow a 14' x 30' shed to be installed 36 feet from the Rear Yard boundary line, on the property located at **341 Kelly Road**, located in the Commercial Zone.

- Jennifer Roy read the Application into the record.
- Jennifer Roy explained that there were only four voting members present and asked the applicant if they wished to proceed; the applicant wanted to proceed.
- Eric Peterson of Gardner and Peterson, Tolland, CT, spoke on behalf of the applicant.
- Discussion ensued.

No public comment.

Public hearing was closed by Jennifer Roy at 6:47PM.

Claire Crane made a motion to approve **Application ZBA-2022-01 of the French Social Circle seeking a Variance of Zoning Regulation section 4.9.1.4 Minimum Rear Yard: 50 feet**, to allow a 14' x 30' shed to be installed 36 feet from the Rear Yard boundary line, on the property located at **341 Kelly Road**, located in the Commercial Zone. The hardship being lot configuration. Sherrin Roch seconded and the motion carried unanimously.

Application ZBA-2022-02 of Vernon Development LLC, for the Variance of Zoning Regulation section 12.1.22 Day care centers- (in reference to parking requirements), to allow 40 parking spaces where 57 parking spaces are required, on the property located at 501 Talcottville Road, located in the Commercial Zone.

- Jennifer Roy read the Application into record at 6:50PM.
- Jennifer Roy explained that there were only 4 voting members present and asked the applicant if they wished to proceed; the applicant wanted to proceed.
- Timothy Coon from J.R. Russo & Associates spoke on behalf of the applicant.
- Timothy Coon from J.R. Russo & Associates read Exhibit A into record. This document contained additional comments not available when the application was initially filed; copies were distributed to members.
- Discussion ensued.
- Eric Spungin from Vernon Development, LLC spoke regarding existing day care centers in other locations including: traffic patterns, transportation availability, and parking space necessity.
- Andy Marchese stated that the 40 requested spots would be standard for other commercial use scenarios within the town.

No public comment.

Public hearing was closed by Jennifer Roy at 7:14PM.

Bill Francis made a motion to approve **Application ZBA-2022-02 of Vernon Development LLC, for the Variance of Zoning Regulation section 12.1.22 Day care centers- (in reference to parking requirements)**, to allow 40 parking spaces where 57 parking spaces are required, on the property located at **501 Talcottville Road**, located in the Commercial Zone. Hardship is wetland lot requirements. Sherrin Roch seconded and the motion carried unanimously.

3. Review Draft Minutes of October 20, 2021 ZBA Meeting

Claire Crane made a motion to approve minutes from the October 20, 2021 meeting. Sherrin Roch seconded. Bill Francis abstained as he was not present at the meeting.

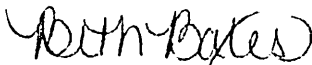
4. Other Business

NONE

5. Adjournment

Sherrin Roch made a motion to adjourn. Bill Francis seconded and the motion was carried unanimously. Meeting adjourned at 7:18PM.

Respectfully submitted,



Beth Bates
Recording Secretary

OTHER BUSINESS