



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 18th, 2021, 6:30 PM**

Town Hall  
14 Park Place, 3<sup>rd</sup> 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 Applications:

**Application ZBA-2021-03** of Gurdev Singh, **seeking a Variance of Zoning Regulation section 4.4.1.8 Maximum lot coverage when not in an aquifer protection zone: 25%**, to allow 39% lot coverage where 29% lot coverage currently exists, to construct a 21' x 38' garage and a 11' x 30' deck, on the property located at **132 Main Street**, located in the R-27 Zone.

**Application ZBA-2021-04** of Amy McCrystal, **seeking a Variance of Zoning Regulation section 4.4.1.8 Maximum lot coverage when not in an aquifer protection zone: 25%**, to allow 38% lot coverage where 29% lot coverage currently exists, to construct an in-ground swimming pool and concrete patio, on the property located at **20 Richard Road**, located in the R-27 Zone.

**Application ZBA-2021-05** of Cheryl Law, **seeking a Variance of Zoning Regulation section 4.1.1.8 Maximum lot coverage when not in an aquifer protection zone: 25%**, to allow 43.1% lot coverage where 37.6% lot coverage currently exists, to construct an 18' above-ground swimming pool and a 10' x 12' deck, on the property located at **20 Liberty Street**, located in the R-10 Zone.

3. Review Draft Minutes of the June 16, 2021 ZBA meeting
4. Other business
5. Adjournment

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

**APPLICATION  
AND  
ATTACHMENTS**

**ZBA-2021-03**



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

**Application # ZBA-2021 - 03**  
(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 GURDEV SINGH File Date 6-25-21  
Mailing Address 132 MAIN ST VERNON State CT Zip 06066  
Phone 860-716-6967 E-Mail GRANDSINGH@YAHOO.COM

**OWNER**

Name of Owner GURDEV SINGH + INDERBIR SINGH RANDHAWA  
Address 132 MAIN ST. VERNON State CT Zip 06066  
Phone 860-716-6967 E-Mail GRANDSINGH@YAHOO.COM

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

VARIANCE of Zoning Regulation Section 4.4.1.8  
(variance, special exception, appeal)  
From MAXIMUM LOT COVERAGE WHEN NOT IN AN AQUIFER PROTECTION ZONE: 25%  
To allow 39% LOT COVERAGE WHERE 29% LOT COVERAGE EXISTS TO CONSTRUCT A  
21'x38' GARAGE AND A 11'x30' DECK

**PREMISES**

Address of subject property 132 MAIN ST. VERNON, CT 06066 Zone R-27

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

SEE ATTACHED EXPLANATION

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 ✓ Gurdar Singh

Or

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

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

Subscribed and sworn before me this 23rd day of June 20 21.

Debra J. Sterling  
Notary Public

**DEBRA J. STERLING**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES MAR. 31, 2025

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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):

3

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**

4

**CONTINUATION SHEET**

**REQUEST**

\_\_\_\_\_  
(variance, special exception, appeal)

of Zoning Regulation Section(s) \_\_\_\_\_

\_\_\_\_\_

From \_\_\_\_\_

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To allow \_\_\_\_\_

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

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**GRANTED**

**DENIED**

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**CONDITIONS**

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**HARDSHIP**

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## VARIANCES

6

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.

For Zoning Variance at 132 Main Street – Garage, drive and deck additions:

- The underlying zone is R-27 which requires a minimum lot area of 27,000 sf (square feet);
- The existing lot-of-record contains ONLY 17,570.1 sf, which is about 65% of the minimum required lot area.
- The underlying zone allows a maximum lot coverage of 25% which equals 6,750 sf on a fully conforming building lot;
- The survey / site plan shows an existing coverage of 29.3% of 17,570.1 or 5,148 sf (+/-);
- The survey shows a proposed coverage (including drive, garage and deck extension) of 38.4% of 17,570.1 or 6,747 sf (+/-);
- $6,747 \text{ sf} < 6,750 \text{ sf}$ ; therefore, on a conforming lot-of-record the proposed additions would not exceed the maximum lot coverage requirement.

To:

Andy Marchese

Zoning Enforcement Officer

Town of Vernon


55 West Main Street

Vernon, CT 06066

RE: 132 Main Street, Vernon, CT 06066

This letter is to inform you that I am the immediate neighbor of Gurdev Singh to the northeast of his house. My address is 126A Main Street, Vernon, CT 06066. I would like to inform you and the Zoning Board of Appeals that I have no objections to the Town of Vernon granting a variance to Gurdev Singh and Inderbir Randhawa, in order to allow them to exceed lot coverage requirement, which is required by the Zoning Regulation for the purpose of building a 2-car garage on the southwest side of their house and extending the deck to the southeast of their house.

Sincerely,

  
\_\_\_\_\_  
Tammy Aquilino 860-367-5046

  
\_\_\_\_\_  
Maurice Roy Jr. 860-992-7891

  
\_\_\_\_\_  
Abraham Oliver 2 (619) 334-0691

Town Of Vernon  
Vernon Local Historic Properties Commission

Application for  
**CERTIFICATE OF APPROPRIATENESS**

OFFICE USE ONLY	OFFICE USE ONLY
Application No. _____	Date Received _____

Application is hereby made for the issuance of a CERTIFICATE OF APPROPRIATENESS for proposed work as described below and as shown on photographs and plans or drawings.

Address of Proposed Work: 132 Main Street

Applicant: Gurdev Singh Home Phone: 860-716-6967

Applicant Address: 132 Main Street, Vernon Business/Cell Phone: \_\_\_\_\_

Owner: Same as above Home Phone: Same as above

Owner's Address: \_\_\_\_\_ Business/Cell Phone: \_\_\_\_\_

Agent or Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Type of building that the proposed work is to be done on: single-family residence

**APPLICATION FEE: \$50.00** (Payable to Town of Vernon)

THE FOLLOWING INFORMATION MAY BE REQUIRED (Please consult staff):

Photographs/Manuf. Cut Sheets      Plot Plan of Property      Plans/Drawings of proposed work

**EXPLANATION OF APPLICATION:**

applicant intends to construct a two-car garage addition to his existing residence. see site plan and elevation

Gurdev Singh  
Signature of Applicant

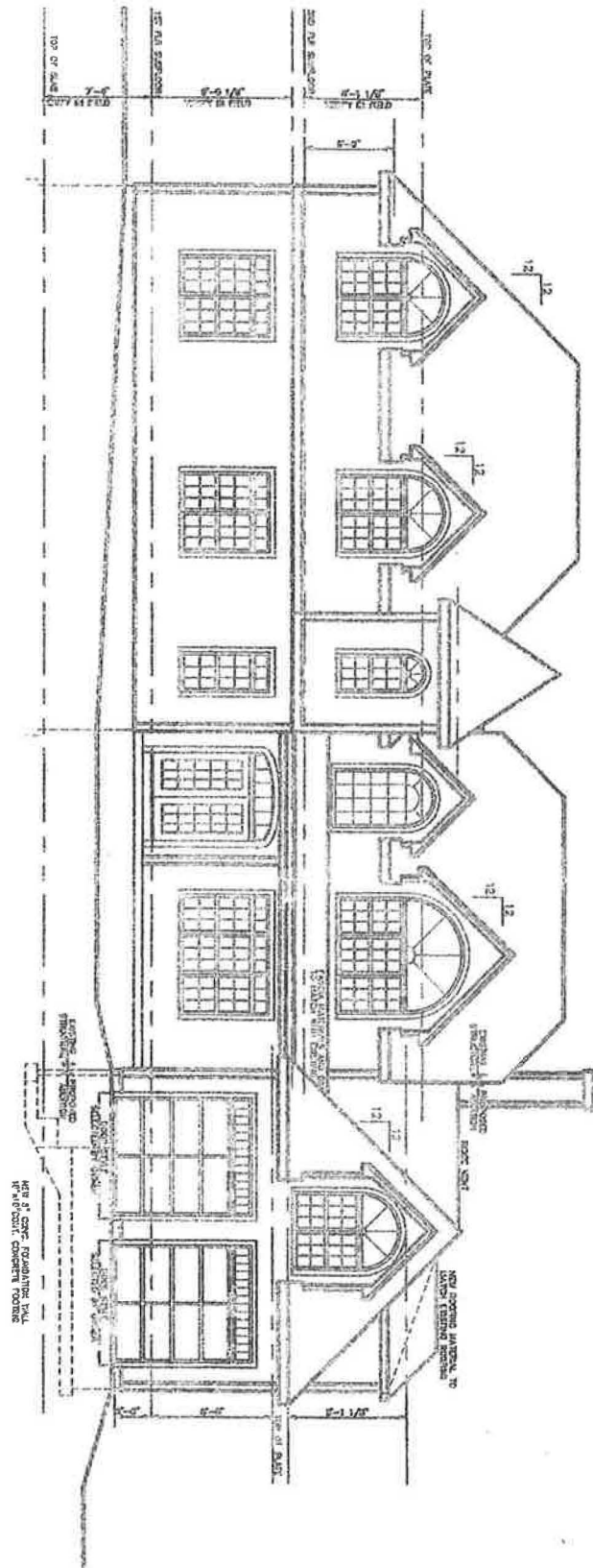
OFFICE USE ONLY	OFFICE USE ONLY
( ) Referred to Local Historic District Commission for Public Hearing on: _____	
( ) Notice of Public Hearing published on: _____	

**COMMISSION ACTION**

- |   |  |
|---|--|
| ( ) Application <b>TABLED</b><br>( ) Application <b>DENIED</b><br>( ) Application <b>CONTINUED WITH HEARING</b><br><b>LEFT OPEN</b> | ( ) Application <b>APPROVED AS MODIFIED</b><br>(X) Application <b>APPROVED AS SUBMITTED</b><br>( ) Application <b>APPROVED WITH STIPULATIONS</b> |
|---|--|

Date: <u>5/14/2021</u> Signed: <u>[Signature]</u> Chairman, Local Historic Properties Commission	Date: _____ Signed: _____ Secretary, Local Historic Properties Commission
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FRONT ELEVATION



**APPLICATION  
AND  
ATTACHMENTS**

**ZBA-2021-04**



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

**Application # ZBA-20**21-04  
**(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 Amy McCrystal File Date 7/7/2021  
Mailing Address 20 Richard Rd, Vernon State CT Zip 06066  
Phone 860 944-6141 E-Mail amccrystl@yahoo.com

**OWNER**

Name of Owner Amy McCrystal  
Address 20 Richard Rd, Vernon, State CT Zip 06066  
Phone 860 944-6141 E-Mail amccrystl@yahoo.com

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

variance for lot coverage of Zoning Regulation Section 4.4.18  
(variance, special exception, appeal)  
From lot coverage - Maximum Lot Coverage When Not an Annuity Protection Zone: 25%  
To allow in ground pool with concrete patio surrounding it 38% Lot Coverage  
WHERE 29% Lot Coverage Exists

**PREMISES**

Address of subject property 20 Richard Rd Zone R27

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

hardship - lot predates zoning regulation

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 Amy McCrystal

Or

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

On behalf of Amy McCrystal  
(Applicant)

Subscribed and sworn before me this 7 day of July 2021.

[Signature]  
Notary Public

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Previous action concerning this location - Zoning Board of Appeals

**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**

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**CONDITIONS**

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**HARDSHIP**

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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	21,000 sq ft	13,660
FRONT YARD	30	30 87.31
REAR YARD	20	40 21.48
SIDE YARD	10	10.98
HEIGHT	—	—
PARKING SPACES	—	—
*DENOTES NON-CONFORMING		

## **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:

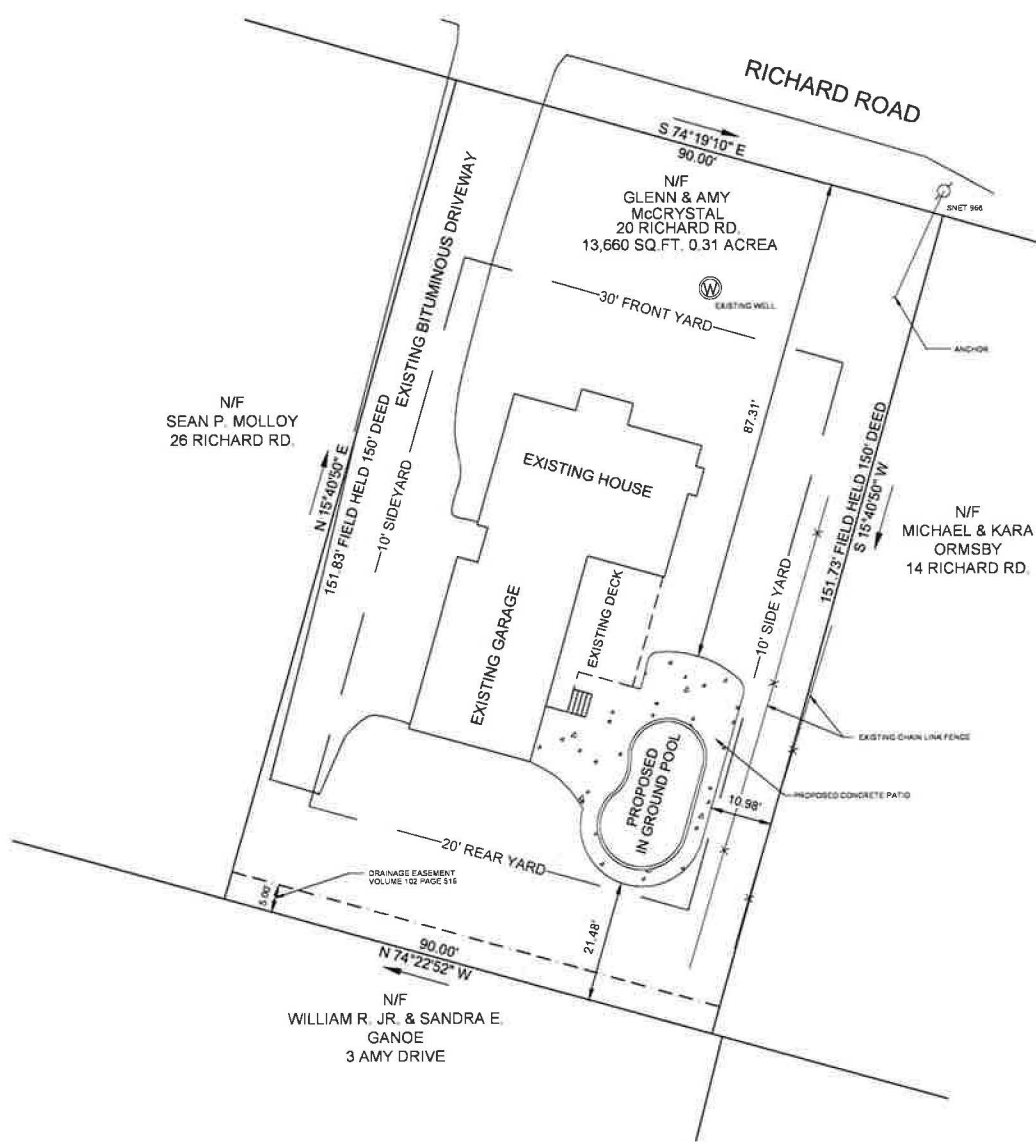
- The variance must be shown to not substantially affect the comprehensive zoning plan
- Adherence to the strict letter of the zoning ordinance would cause unusual hardship
- Economic hardship such as financial loss is not the sole hardship claim
- The hardship is not self-created
- The hardship is unique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

**NOTES:**

- 1) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 36-320a-1 THRU 36-320b-2 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES' MINIMUM STANDARDS OF ACCURACY, COTESTIM AND CERTIFICATION FOR SURVEYS AND MAPS, AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 26, 2018. IT IS A LIMITED PROPERTY BOUNDARY ZONING LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO CONVENTIONAL SURVEY ACCURACY CLASSES AS THE INTENT OF THIS MAP IS TO DETERMINE THE LOCATION OF THE PROPOSED POOL AS SHOWN, WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
- 2) PROPERTY IS LOCATED IN A R-37 ZONE.
- 3) THE PROPERTY IS NONCONFORMING TO CURRENT TOWN OF VERNON ZONING REGULATIONS FOR REQUIRED LOT AREA AND LOT WIDTH.
- 4) THE PROPERTY IS SUBJECT TO A DRAINAGE EASEMENT AS SHOWN AND FILED ON THE TOWN OF VERNON LAND RECORDS VOLUME 102 PAGE 514.
- 5) THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF SHEET 00 AND FILED ON THE TOWN OF VERNON LAND RECORDS VOLUME 102 PAGE 270.
- 6) THIS SURVEY WAS PREPARED DURING THE PANDEMIC OF 2020 AT WHICH TIME THE VERNON TOWN HALL LAND RECORDS VAULT ACCESS WAS LIMITED. SURVEYOR REFERENCED HORIZON REFLECTED ON LIMITED TITLE RESEARCH AND IS UNABLE TO PREPARE A PROPER SURVEY TITLE SEARCH AT THIS TIME.

**MAP REFERENCES:**

- 1) SECTIONS A & B WESTVIEW TERRACE VERNON, CONN. CARLSON & KULES DEVELOPERS AUGUST 1988 SCALE 1"=50' REV. SEPT. 14, 1988 ROBERT H. CHAMBERS C.E. CIVIL ENGINEER ROCKVILLE, CONN.
- 2) AS-BUILT PLAN ANY DRIVE PREPARED FOR F.H. BUILDERS RESERVING HEIGHTS VERNON, CT FOR DATUMS ROAD 27 SCALE 1"=100' DATE 8/24/10 D.D. BY: THE PROJECT BUREAU SHEET NO. 1 OF 2 FURS & O'DRILLING CONSULTING ENGINEERS MANCHESTER, CONNECTICUT



**LOT COVERAGE**

EXISTING: 29.1%

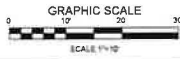
PROPOSED: 37.9%

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING. CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. CALL BEFORE YOU DIG! 1-800-832-4481.

PLAN PREPARED FOR			
AMY McCRYSTAL			
20 RICHARD ROAD VERNON, CT			
ZONING LOCATION SURVEY			
SCALE 1"=10'	DATE 6/17/2021	FILE NO. 2020-72	SHEET 1 OF 1
BUSHNELL ASSOCIATES LLC.			
CIVIL ENGINEERING AND LAND SURVEYING			
363 WOODBRIDGE STREET MANCHESTER, CT 06042			
860-643-7875			
REVISIONS: 01/2021 CONCRETE POOL, DECK OUTLINE			

**LEGEND**

- EXISTING MILESTONE
- MARK HERE TO BE SET
- EXISTING IRON ROD
- EXISTING WELL
- EXISTING UTILITY POLE



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL, P.E. L.S. 24581  
THIS MAP IS NOT VALID UNLESS IT BEARS THE ENDORSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

**APPLICATION  
AND  
ATTACHMENTS**

**ZBA-2021-05**



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

**Application # ZBA-2021-05**  
**(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 CHERYL LAW File Date 7-26-2021

Mailing Address 20 LIBERTY STREET State CT Zip 06066

Phone (860) 268-5078 E-Mail 9499 CLAW@GMAIL.COM

**OWNER**

Name of Owner SAME

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

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

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

VARIANCE of Zoning Regulation Section R-10  
(variance, special exception, appeal)

From 4.1.1.8 MAXIMUM LOT COVERAGE WHEN NOT IN AN AQUIFER PROTECTION ZONE

To allow 43.1% LOT COVERAGE WHERE 37.6% LOT COVERAGE 25%  
EXISTS, for a 18' above ground pool and 10' x 12' deck.

**PREMISES**

Address of subject property 20 LIBERTY STREET Zone R-10

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

20 LIBERTY STREET IS A NON-CONFORMING LOT REGARDING  
LOT SIZE - 10,000 SQ FT - REQUIRED  
5000 SQ FT - EXISTS

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 ✓ [Signature]

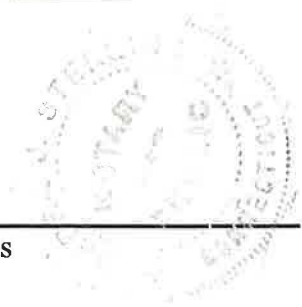
Or

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

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

Subscribed and sworn before me this 26th day of July 2021.

**DEBRA J. STERLING**  
**NOTARY PUBLIC**  
**MY COMMISSION EXPIRES MAR. 31, 2025**  
[Signature] Notary Public



\_\_\_\_\_  
Previous action concerning this location – Zoning Board of Appeals



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9. Percentage of lot area to be covered by proposed structures, i.e., lot coverage.
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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)	25%	43.1%
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**

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**CONDITIONS**

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**HARDSHIP**

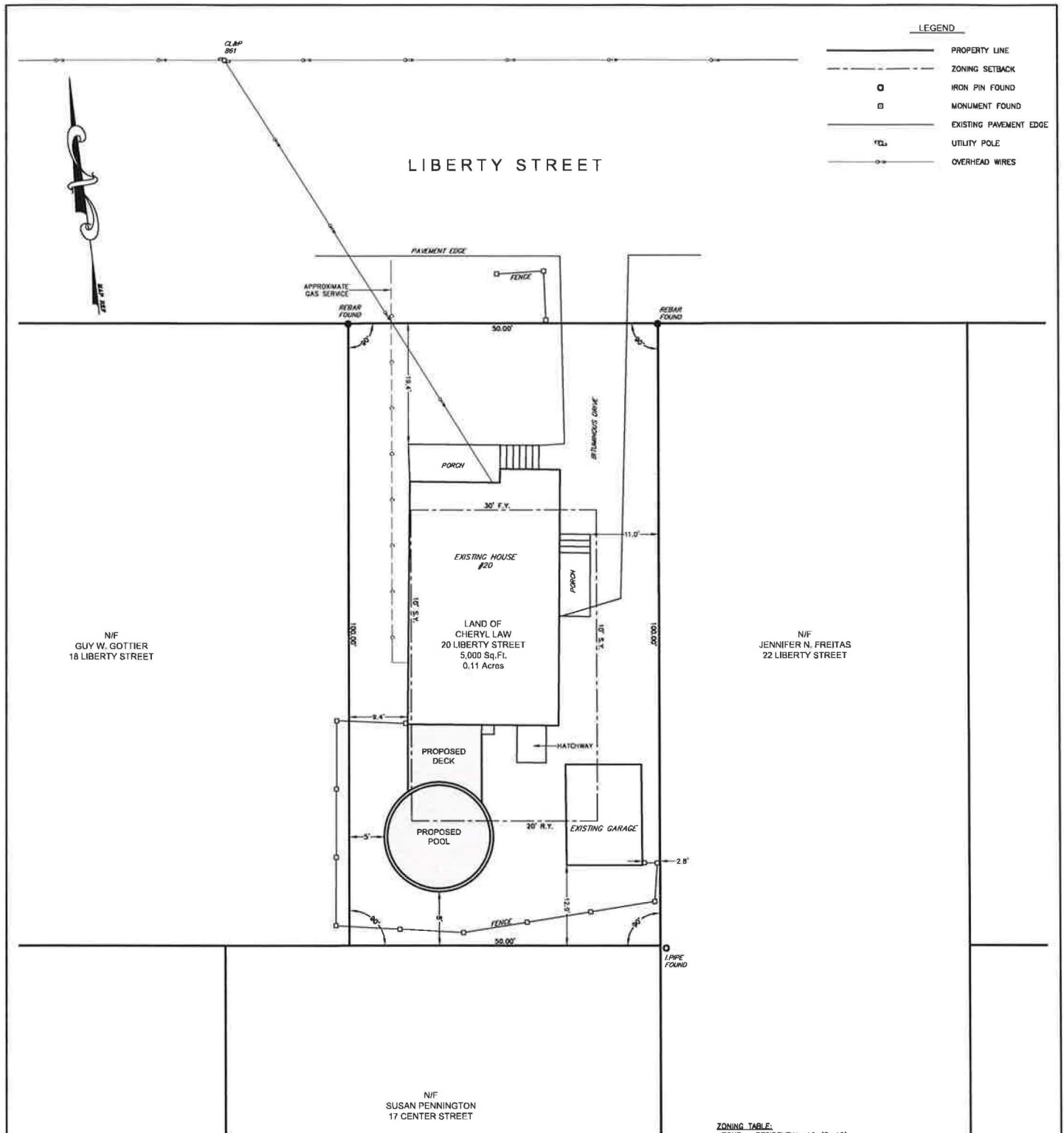
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## VARIANCES

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.

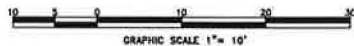
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- Adherence to the strict letter of the zoning ordinance would cause unusual hardship
- Economic hardship such as financial loss is not the sole hardship claim
- The hardship is not self-created
- The hardship is unique to the subject property and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



# LEGEND

	PROPERTY LINE
	ZONING SETBACK
	IRON PIN FOUND
	MONUMENT FOUND
	EXISTING PAVEMENT EDGE
	UTILITY POLE
	OVERHEAD WIRES



## 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 AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.
- MAP REFERENCE:  
A "HOMESTEAD PARK ROCKVILLE, CONNECTICUT JUNE 1917 SPEERY & BUEL, INC. CIVIL ENGINEERS BRISTOL, CONN."
- THIS PARCEL IS LOCATED IN THE R-10 ZONE.
- BEARINGS DEPICTED ON THIS PLAN ARE BASED ON THE PLAN REFERENCED IN NOTE 2.A.
- ON FEBRUARY 19, 1997 A VARIANCE WAS GRANTED BY THE ZONING BOARD OF APPEALS TO REDUCE THE SIDE YARD SETBACK FROM 10' TO 3', REDUCE THE REAR YARD SETBACK FROM 20' TO 13' AND INCREASE THE LOT COVERAGE FROM 25% TO 37.6% TO PERMIT A 12'x16' SHED.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING, OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE. THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

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.

## ZONING TABLE:

ZONE: RESIDENTIAL-10 (R-10)

	REQUIRED	EXISTING	PROPOSED
LOT AREA:	10,000 SQ. FT.	5,000 SQ. FT.	---
LOT WIDTH:	80 FT	50.0 FT	---
FRONT YARD:	30 FT	19.4 FT	---
SIDE YARD:	10 FT	2.8 FT	5 FT
REAR YARD:	20 FT	12.9 FT	8 FT
LOT COVERAGE:	37.6%*	35.8%	43.1%

\*SEE NOTE 5

## IMPROVEMENT LOCATION SURVEY

PERMIT PLAN  
LAND OF  
CHERYL LAW

20 LIBERTY STREET  
VERNON, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC  
178 HARTFORD TURNPIKE  
TOLLAND, CONNECTICUT

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=10'	07-06-2021	1 OF 1	10986



# **LEGAL NOTICES**

**Published on:**

**Saturday, August 07, 2021 and**

**Saturday, August 14, 2021**

**PUBLIC NOTICE**

**Town of Vernon**

The Vernon Zoning Board of Appeals will hold the following Public Hearing at a regular meeting on **Wednesday, August 18, 2021 at 6:30 p.m.** at the Town Hall, 14 Park Place, 3rd floor (Council Chambers) Vernon, CT, to hear the following Applications:

**Application ZBA-2021-03 of Gurdev Singh, seeking a Variance of Zoning Regulation section 4.4.1.8 Maximum lot coverage when not in an aquifer protection zone: 25%, to allow 39% lot coverage where 29% lot coverage currently exists, to construct a 21' x 38' garage, and a 11' x 30' deck, on the property located at 132 Main Street, located in the R-27 Zone.**

**Application ZBA-2021-04 of Amy McCrystal, seeking a Variance of Zoning Regulation section 4.4.1.8 Maximum lot coverage when not in an aquifer protection zone: 25%, to allow 38% lot coverage where 29% lot coverage currently exists, to construct an in-ground swimming pool and concrete patio, on the property located at 20 Richard Road, located in the R-27 Zone.**

**Application ZBA-2021-05 of Cheryl Law, seeking a Variance of Zoning Regulation section 4.1.1.8 Maximum lot coverage when not in an aquifer protection zone: 25%, to allow 43.1% lot coverage where 37.6% lot coverage currently exists, to construct an 18' above-ground swimming pool and a 10' x 12' deck, on the property located at 20 Liberty Street, located in the R-10 Zone.**

These ZBA applications are 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 7, 2021

August 14, 2021

# **DRAFT MINUTES**

**JUNE 16, 2021**





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, June 16, 2021 6:30 PM**

Town Hall  
14 Park Place, 3<sup>rd</sup> Floor  
Council Chambers  
Vernon, CT 06066

RECEIVED  
VERNON TOWN CLERK  
21 JUN 23 PM 4:29

1. Roll Call:

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

Alternate Members: Claire Crane and Sherrin Roch

Absent Member(s): Howard Steinberg

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

Chairman Jennifer Roy sat Alternate Sherrin Roch for Howard Steinberg and declared Claire Crane a voting member.

Chairman Jennifer Roy called the meeting to order at 6:34PM and read the opening statement.

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.

- Carmen Melaragno read the application into record.
- Legal notices were published June 5, 2021 and June 12, 2021.
- Walter and Debbie Kaczmarczyk spoke on behalf of the application.
- Request is for an overhang on the back half of the building for storage and maintenance work.

Discussion ensued.

Public Hearing was closed at 6:43PM

Robert Mullan made a motion to grant the variance as described with a hardship being that the building is already a non-conforming structure and this does not increase the non-conformity. Sherrin Roch seconded and the motion carried with 4 in favor and 1 abstention, Claire Crane.

3. Review Draft Minutes of the May 19, 2021 ZBA Meeting.

Robert Mullan made a motion to approve the May 19, 2021 minutes with 1 correction. Carmen Melaragno seconded and the motion carried unanimously.

4. Other Business

Discussion ensued regarding adding additional members to the Zoning Board of Appeals.

5. Adjournment

Robert Mullan made a motion to adjourn at 6:45PM. Carmen Melaragno seconded and the motion carried unanimously.

Respectfully,

Cassandra Santoro,  
Recording Secretary

## **OTHER BUSINESS**