



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, October 20th, 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-2021-07** of Gurdev Singh, seeking a **Variance of Zoning Regulation section 4.4.1.8 Maximum lot coverage when not in an aquafer protection zone: 25%**, to allow 33.2% lot coverage where 27.5% lot coverage currently exists, to construct a two-bay garage, 21' x 25', on the property located at **132 Main Street**, located in the R-27 Zone.

3. Review Draft Minutes of the September 15, 2021 ZBA meeting
4. Other business
5. Adjournment

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

**APPLICATION  
AND  
ATTACHMENTS**

**ZBA-2021-07**



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

**Application # ZBA-2021-07**  
**(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 09/27/2021  
Mailing Address 132 Main Street, Vernon State CT Zip 06066  
Phone 860-716-6967 E-Mail grandsingh@yahoo.com

**OWNER**

Name of Owner Gurdev Singh  
Address 132 Main Street, 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 of 25%  
To allow actual lot coverage of 33.2% or 5,830.9 square feet on an undersized and  
pre-existing lot of record.

**PREMISES**

Address of subject property 132 Main Street in Talcottville Zone R-27

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

The existing lot of record has a total area of 17,570.1 sq ft in the R-27 zone where the minimum lot size is 27,000 sq ft. As such the lot of record is undersized by a factor of 35%. Existing lot coverage (house, sheds, drives and walks) is 4,835.6 sq ft which is 27.5%. The applicant seeks a variance to allow construction of a modest two-bay garage (21' x 25') which will increase the lot coverage to 5,830.9 sq ft or 33.2%. If this house and garage were located on a 27,000 sq ft lot, the percent of lot coverage would be only 21.6%. The undersized lot is the hardship.

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

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SEP 27 2021

Town of Vernon  
Building Dept.

Signature of Applicant ✓ Gurdev Singh

Or

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

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

Subscribed and sworn before me this 27<sup>th</sup> day of Sept. 2021

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):

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)		
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**

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

**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.



From: **ttomko@aol.com** >

To: ★ **gmcgregor@vernon...** >

Cc: **Gra** >

**August 5, 2021 at 12:00 PM**

George,

Hope all is well.

I am the owner/abutter located at 64 Hartford Turnpike. Our lot is west of 131 Main Street the applicant.

I spoke with Gurdev about his plans to construct an addition of a garage and deck to his home. Upon review with Gurdev, I approve of the variance submission and support his application.

Please read this notice into the record at time of the ZBA public hearing.

Best Regards,

Tom

**Thomas A. Tomko**

***Zinsser Real Estate Agency***  
***Real Estate Brokerage & Consulting***  
257 East Center Street  
Manchester, CT 06040  
Office - 860-646-1511  
Cell - 860-951-6726

***Tomko Enterprises***  
***Owner / Builder / Investor***  
33 Bobby Lane  
Manchester, CT 06040  
Office - 860-647-1225  
Cell - 860-951-6726

**RECEIVED**

SEP 27 2021

Town of Vernon  
Building Dept.

See More



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,



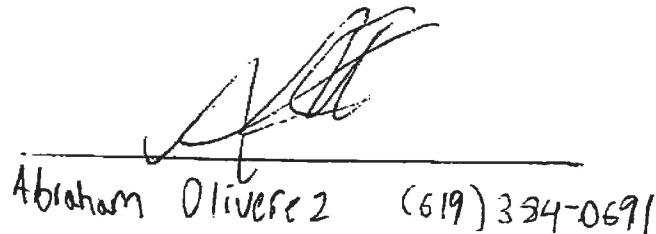
Tammy Aquilino

860-367-5046



Maurice Roy Jr.

860-992-7891



Abraham Olivero 2 (619) 334-0691

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SEP 27 2021

Town of Vernon  
Building Dept.

ALTERATIONS TO RESIDENCE  
132 MAIN STREET, VERNON, CONNECTICUT  
FOR  
GURDEV SINGH

ARCHITECT:  
THE ARCHITECTS - ROBERT B. HURD, AIA  
56 ARBOR STREET, SUITE 403, HARTFORD, CT 06106

LIST OF DRAWINGS

NO SCALE

A-0.1 - COVER SHEET, LIST OF DRAWINGS, LOCATION MAP  
A-1.1 - BUILDING PLANS - SCHEMATIC SITE PLAN  
A-1.2 - BUILDING PLANS - FOUNDATION AND FLOOR PLAN  
A-2.1 - BUILDING ELEVATIONS

LOCATION MAP

1:800

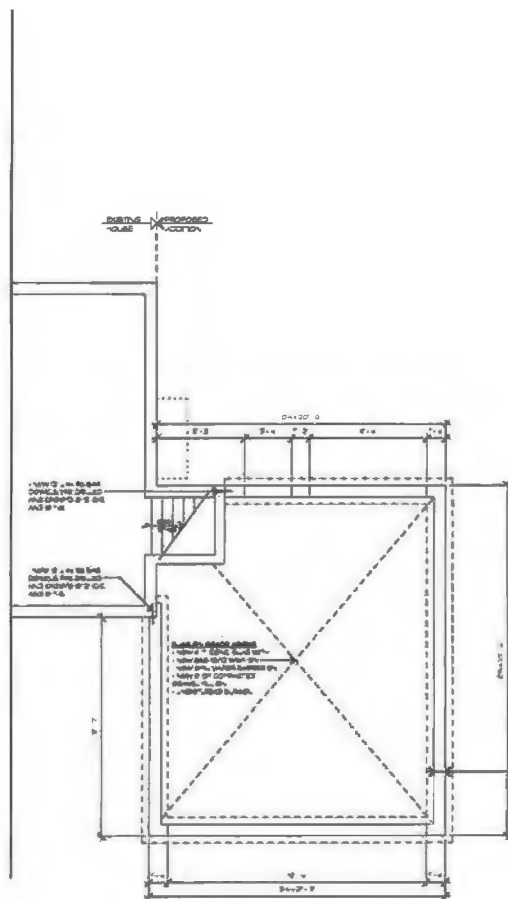


DATE: SEPTEMBER 21, 2021  
ZONING APPLICATION SET

PROJ NO.: 2021-04  
DWS. NO.:  
A-0.1

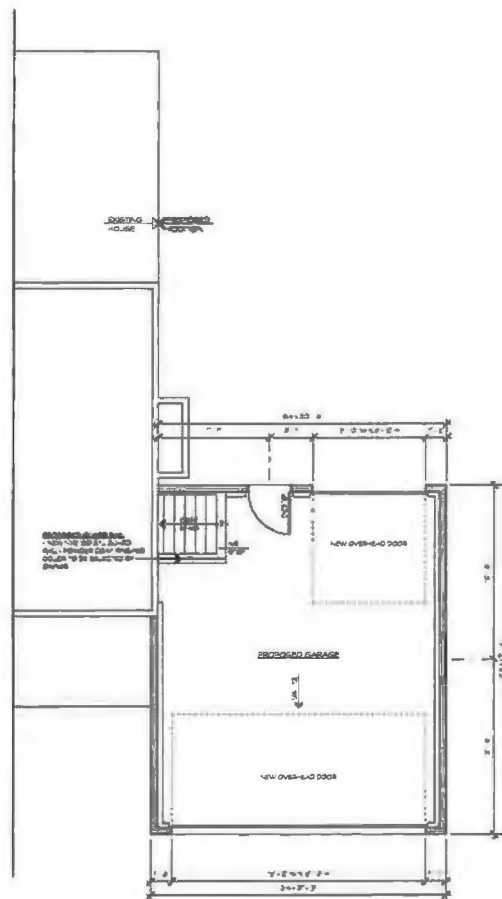




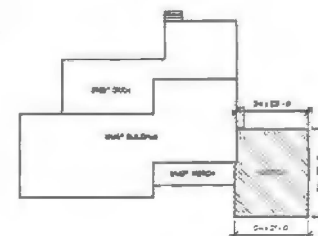


① FOUNDATION PLAN 1/4" = 1' - 0"

1. TRIGA, TOP OF FOUNDATION WALL  
 2. NEW 2" x 8" PRESSURE-TREATED WOOD PLATE ON EL  
 3. REPAIR REQUIRED  
 4. 2" x 8" CONCRETE WALL WITH 1/2" x 1/2" STEEL  
 5. ANCHOR BOLTS TO LIND SPACED 6" O.C. AND  
 6. REINFORCING STEEL, ETC.



② FIRST FLOOR PLAN 1/4" = 1' - 0"



<p>THE ARCHITECTS          101 N. 1st St.          Suite 100          Norfolk, VA 23510          Phone: 757/233-1111          Fax: 757/233-1112</p>	<p>ALBATROSS DESIGN          131 VAN STREET, WENDELL, CONNECTICUT          06094-0001</p>		<p>ALBATROSS DESIGN AND ARCHITECTURE          SCALE AS NOTED          REVISIONS: N/A          DATE: 08/07/08 BY: J. 202</p>	<p>PROJ. NO. 21124          DWG. NO.  <b>A-1.2</b></p>
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# **LEGAL NOTICES**

**Published on:**

**Saturday, October 09, 2021 and**

**Saturday, October 16, 2021**

## **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, October 20, 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-2021-07 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 33.2% lot coverage where 27.5% lot coverage currently exists, to construct a two-bay garage, 21' x 25', on the property located at 132 Main Street, located in the R-27 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  
October 9, 2021  
October 16, 2021

**DRAFT MINUTES OF  
SEPTEMBER 15, 2021**

DRAFT MINUTES

Zoning Board of Appeals (ZBA)

Wednesday, September 15, 2021 6:30PM

Town Hall

14 Park Place

Vernon, CT 06066

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VERNON TOWN CLERK  
21 SEP 21 PM 2:14

1. Roll Call:

Attendees: Regular Members: Chairman Jennifer Roy and Carmen Melaragno

Alternate Members: Sherrin Roch and Claire Crane

Absent Members: Robert Mullan and Howard Steinberg

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

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

**Application ZBA-2021-06** of Cheryl Law, **seeking a variance of Zoning Regulation section 4.1.1.4 Minimum side yard: 10 feet**, to allow a side yard setback of 5 feet along the western side yard boundary line; and **section 4.1.1.5 Minimum rear yard: 20 feet**, to allow a rear yard setback of 8 feet along the southern rear yard boundary line, 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.

- Carmen Melaragno read the application into record.
- Jennifer Roy explained that there are only 4 members tonight – voting requirements will need all 4 affirmative votes for this application. The applicant chose not to table the application until the next scheduled meeting.
- Cheryl Law and Even Stanley of 20 Liberty Street spoke on behalf of the application.
- Carmen Melaragno read a letter from Jennifer Freitas of 22 Liberty Street, in favor of the application, into the record.
- Discussion ensued.

No public comment.

Public hearing was closed at 6:41PM.

Carmen Melaragno made a motion to approve the variance of zoning regulation section **4.1.1.4 Minimum side yard: 10 feet**, to allow a side yard setback of 5 feet along the western side yard boundary line; and **section 4.1.1.5 Minimum rear yard: 20 feet**, to allow a rear yard setback of 8 feet along the southern rear yard boundary line, 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. The hardship being a non-conforming lot. Claire Crane seconded and the motion carried unanimously.

3. Review Draft Minutes of August 18, 2021 ZBA Meeting

Sherrin Roch made a motion to approve the draft minutes of the August 18, 2021 meeting. Carmen Melaragno seconded and the motion carried with 1 abstention, Claire Crane.

4. Adjournment

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

Respectfully submitted,

Cassandra Santoro  
Recording Secretary

## **OTHER BUSINESS**