

Due July 21

\$ 210.

App. No. 17165 Date 7/21/20 Hearing Date 8/26/20

TOWN OF GUILFORD, CONNECTICUT

Zoning Board of Appeals

(Form must be filled out completely, if not applicable so indicate by inserting N.A. in appropriate space.)

Submit Eight (8) copies of the Application and Maps & DIGITAL PDF

TO planning.zoning@ci.guilford.ct.us

PROPERTY LOCATION: 315 Boston Street

OWNER: Amy Blume

OWNER'S ADDRESS: 315 Boston Street

RECEIVED

APPLICANT: AMY BLUME / JAMES MCMAHON

JUL 21 2020

APPLICANT'S PHONE /EMAIL: JRM444@SNET.NET

GUILFORD PLANNING & ZONING COMMISSION

APPLICANT'S ADDRESS: 315 Boston Street

Zoning District: R-3 Map 04100304 Lot 3-4

Has a previous Variance/Appeal been filed in connection with these premises Yes { } No
If yes, provide copies. SEE ATTACHED

VARIANCE OR APPEAL REQUESTED (SPECIFY ZONING SECTION): _____

SIDE YARD SET BACKS 273-25-A(2)(B)

This Variance/Appeal relates to:

	Zoning Requirements	Proposed
Lot Area		
Lot Width		
Lot Shape		
Setback from street		
<input checked="" type="checkbox"/> Side Yard	<u>30</u>	<u>7.4</u>
Rear Yard		

	Zoning Requirements	Proposed
Building Height		
Parking		
Lot Coverage		
Floor Area		
Use		
Other /Total	<u>60</u>	<u>17.4</u>

SIDE YARD SET BACKS

Work constitutes a(n) alteration { }, conversion , or extension to an existing building { }, and/or non-conforming building { } or Use { } Other { }.

Describe: TWO CAR GARAGE WITH STORAGE ROOM ABOVE

THE VARIANCE REQUESTED DOES NOT AFFECT SUBSTANTIALLY THE COMPREHENSIVE ZONING PLAN AND IS IN ACCORD WITH THE DESIGN AND FEATURES OF NUMEROUS HOMES LOCATED IN THIS NEIGHBORHOOD OF TOWN. IN ADDITION THE VARIANCE IMPROVEMENT WOULD ADD VALUE TO OUR NEIGHBORHOOD.

State Hardship (For Variance) LOCATION OF SEPTIC & RESERVE SYSTEM

LEACHING FIELDS WITHIN SETBACK LINES

IN THE APPLICANTS SITUATION, ADHERENCE TO THE STRICT LETTER OF ZONING ORDINANCE WILL CAUSE AN UNUSUAL HARDSHIP & IS UNNECESSARY TO THE CARRYING OUT OF THE GENERAL PURPOSES OF THE TOWNS ZONING PLAN.

Additional Information

Please answer the following additional questions:

Single Family Dwelling	Residential Accessory Use	<u>Garage</u>
Two Family Dwelling	Farm Accessory Use	Gasoline Station
Office in Dwelling	Industrial	Other: _____
Homecraft Industry	Commercial	

Does this property contain inland wetlands or water course? { } Yes No

Is the property

- a. Located within 500 feet of an adjoining municipality? { } Yes No
- b. Located within a filed Watershed Boundary? { } Yes No
- c. Located in an Aquifer Protection Area? { } Yes No

Notification of Neighbors

The applicant shall notify by certified mail, **at least (10) days prior to the Public Hearing**, the owners of land which abut and or are directly across the street from the subject parcel. See attached sample letter. **Evidence of certified mailings shall be submitted by the applicant at the Public Hearing.** A list of Abutters names and addresses will be provided to you.

Instruction and Procedures

- 1) Regular meetings of the Board are held on the fourth Wednesday of each month at 7:30p.m. in the Nathanael A. Greene Community Center, 32 Church Street, Guilford, unless otherwise stated in a legal notice published in a newspaper having a circulation in the Town of Guilford.
- 2) Eight (8) copies of the application and maps shall be submitted to: Clerk of the Zoning Board of Appeals, Town Hall South, 50 Boston Street, Guilford, Connecticut 06437, accompanied by a filing **FEE of \$210** for variance applications and **\$310** for appeal of Zoning Enforcement Officer decisions. Please make check payable to TREASURER, TOWN OF GUILFORD.
- 3) If requested by the Board or agent, applicant or his agent shall cooperate in all respects to allow Board members to visit the property, identifying markers to be placed by the applicant if property has no posted number.
- 4) Applicant/Appellant/or his agent must be present at the hearing.
- 5) Owner of property or his authorized agent must sign the application.
- 6) All applications shall include a property survey map which depicts all existing structures, and proposed additions to existing structures, or new structures, which are the subject of the variance application, prepared by, and signed and sealed by a Connecticut licensed land surveyor. Existing survey maps which were not specifically prepared for the purpose of the variance application, may be used only if it meets the standards herein below, and when accompanied by a statement from the signatory surveyor of the map, that the existing structure(s) still represent that current conditions, upon making a site inspection of the property.

All mapping and survey information submitted with an application to the commission, shall comply with the "Minimum Standards For Surveys And Maps In The State Of Connecticut", as endorsed by the Connecticut Association of Land Surveyors, Inc.

Minimum Classes of Survey Accuracy: Horizontal Class A-2
Vertical Class T-2 or T-3

Map Scale: 1" = 40', or as deemed appropriate by the surveyor to depict the property and area(s) of the variance request in legible detail.

Building setback lines and setback distances

Depict at appropriate locations, the distance between the property line and existing and proposed structures. Specifically, at those locations pertinent to the variance request.

Location and description of any prior variance relief granted, if recorded in the Guilford land records.

Zone boundaries upon, or within 50 feet of the property line

Depict the location and building setback dimensions for any structure on an adjoining property which is non-conforming with respect to the required minimum building setback distance, when said neighboring structure is in proximity to an applicant's structure, for which a building setback variance is requested.

Incorporation of the portion of the Assessor's map depicting the applicant's property and adjoining properties as a map detail, at a legible scale. This may be substituted with a separate copy of the pertinent portion of the Assessor's map.

Property Inspections by Commission Members

Prior to site inspection by the commission members, if the property survey map does not depict sufficient information in proximity to a requested structure variance for lay persons to reasonable determine the location of the property line, the property line shall be staked in this area(s).

Building Height Variance

Depict sufficient topography based upon a class T-2 field survey on all pertinent sides of the structure. Submit computational data for the determination of the average natural ground level. Identify the portion of the proposed structure exceeding the maximum building height, and the location and dimension of maximum building height.

Zoning Chart

All Area, location and bulk standard of Table 3 of the Guilford Zoning Regulations, items 1-12, shall be included, both on the map and on a separate letter size submittal. Items 1-12 shall specify: the required standard for the zone; existing compliance; and proposed compliance per the requested variance.

Physical features based hardship

If terrain or either inland or tidal wetlands are claimed as a hardship, mapping shall depict same. Terrain area(s) of concern shall be depicted by contours at a 2 foot interval, spot elevations may be incorporated, based upon either a class t02 field survey or class T-3 aerial mapping. The boundary of both inland and tidal wetlands shall be site specific. The former, as determined by a soil

scientist, either approved or pending approval by the Guilford Inland Wetlands Commission. The later, as determined by a biologist or other professional acceptable to the Connecticut Department of Energy and Environmental Protection. Either boundary shall have been located by a Class A-2 field survey.

Variance Requested because of a change in the zoning district of the property, or the initial adoption of the Guilford Zoning Regulations.

If the hardship claimed, and the variance requested is limited to the effect upon the property because of a change in the zoning district subsequent to the creation of the property, or the initial adoption of the zoning regulations, the applicant may submit a waiver request regarding the property survey amp requirement with the application.

Use variance

The applicant may consult with town staff as to whether a property survey map should be included in the application. It should be understood by the applicant that staff is offering only their best opinion; a waiver request must still be approved per the Waivers section herein.

Waivers

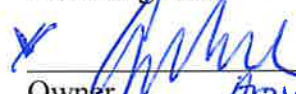
Waivers requests are limited to the above two paragraphs. The reason for the waiver request shall be submitted in writing with the application. Three affirmative votes shall be required to approve a waiver request. The denial of a waiver request shall table the application until a property survey map is submitted.

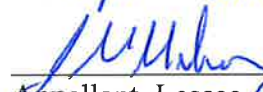
Exclusions

The following types of applications are excluded from complying with these requirements. Signage applications, and appeal of a cease and desist order of the zoning enforcement officer.

The Board in its discretion may dismiss an appeal (without prejudice) for failure to comply with any of the foregoing provisions.

I hereby certify that information submitted in this application is correct to the best of my knowledge and belief.

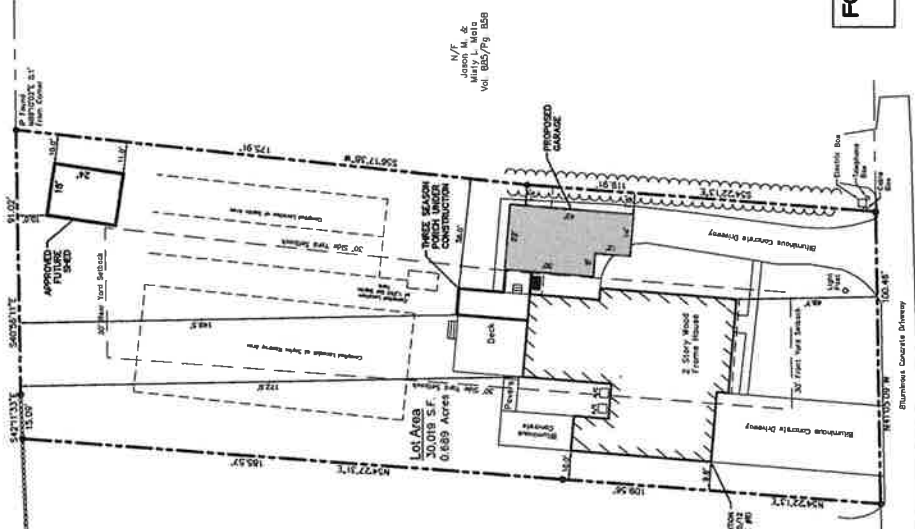
x 
Owner Amy P. Blume


Appellant, Lessee, Agent JAMES MCMANON

7-20-20
Date



N/E
Amy Blume
Cemetery Association
Vol. 88/Pg. 397



N/E
John R. &
Mary L. Blume
Vol. 885/Pg. 118

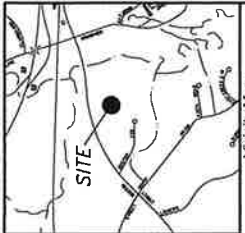
N/E
John R. &
Mary L. Blume
Vol. 885/Pg. 118

Map Notes

- The survey was made from information to the responsibility of the Surveyor, and the Surveyor is not responsible for the accuracy of the information provided to him.
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Certification
To my knowledge and belief this map is substantially correct and not in error.

John F. McQuinn, P.E.
E.E. No. 1229



Legend

- Property Line
- Map Area / Property Line
- City / Other Property Line
- Boundary
- Street

ZONING DATA

PARCEL NO.	ADDRESS	APPROXIMATE AREA (SQ. FT.)	CATEGORY	PERMISSION
100-111	100-111	100-111	100-111	100-111
100-112	100-112	100-112	100-112	100-112
100-113	100-113	100-113	100-113	100-113
100-114	100-114	100-114	100-114	100-114
100-115	100-115	100-115	100-115	100-115
100-116	100-116	100-116	100-116	100-116
100-117	100-117	100-117	100-117	100-117
100-118	100-118	100-118	100-118	100-118
100-119	100-119	100-119	100-119	100-119
100-120	100-120	100-120	100-120	100-120

**FOR ZONING PURPOSES ONLY
NOT FOR CONSTRUCTION**

GRAPHIC SCALE



GENERAL LOCATION PLAN

LAND OF
AMY BLUME
695 BOSTON STREET
GUILFORD, CONNECTICUT

Map No. 100-111
Scale: 1" = 1,200'

Prepared by: [Name]
Date: [Date]

Dead References
Volume 639 page 268

Lot Area
30,019 S.F.
0.689 Acres

Assessor's Map 41
Lot 3-4
Zone R-3

EX-1