



## Attached Variances:

March 27, 2013  
Appeal # R3257

July 27, 2016  
Appeal # R3393  
\*See notes on Appeal R3418 below

May 24, 2017  
Appeal # R3419

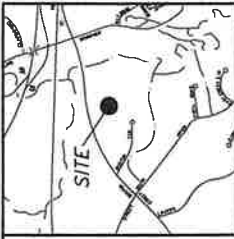
Appeal # R3418  
Withdrawn June 2017

- Note: This application was similar to the current application, but the footprint has now been reduced by 184 square feet. The above Appeal # R3393 was not going to be constructed and the Board requested as a condition of Appeal R3418 that Appeal R3393 be voided. A meeting was scheduled, and the Board voided the approval. (See the attached letters under Appeal R3393). My mother became ill and was diagnosed with terminal cancer with several months to live and the application was withdrawn, and the project put on hold. My mother fought a courageous battle suffering for two years and passing in May of 2019 and my father in October 2019. Due to a lack of time and resources Appeal #R3418 was withdrawn on or about the time I was appointed conservator of the person for my parents in June of 2017.

**GRANTED Appeal # R3393 7-27-16**  
**VOIDED Per agreement with Zoning BSO of Appeals**  
**& Applicant June 28 2017**  
**See attached**

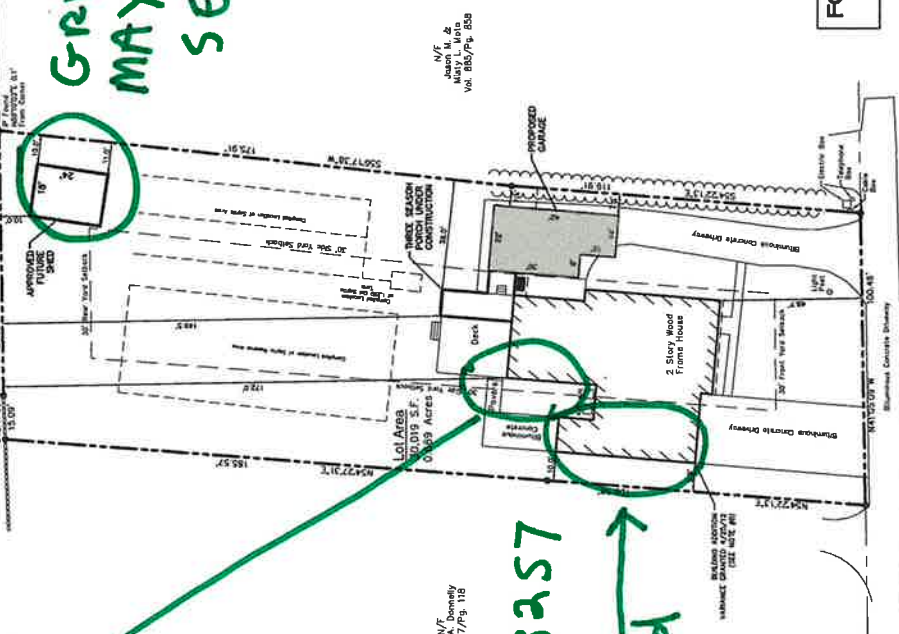
**GRANTED Appeal # R3419**  
**MAY 24 2017**  
**SEE ATTACHED**

**GRANTED Appeal # R3257**  
**3-27-13**  
**See attached**



**Legend**

- Property Line
- Align Point or Property Line
- Top of Pylon Pole Road
- Water
- Other



**ZONING DATA**

APPLICANT	PROJECT NAME	PROJECT ADDRESS	PROJECT TYPE	PROJECT AREA (SQ. FT.)	PROJECT HEIGHT (FEET)	PROJECT SETBACKS (FEET)	PROJECT DATE
AMY BLUME	686 BOSTON STREET	GUILFORD, CONNECTICUT	RESIDENTIAL, SINGLE FAMILY DWELLINGS	10,000 SQ. FT.	30.0 FT.	10.0 FT. FRONT, 5.0 FT. SIDE, 5.0 FT. REAR	05/24/17

**FOR ZONING PURPOSES ONLY  
 NOT FOR CONSTRUCTION**

**GENERAL LOCATION PLAN**

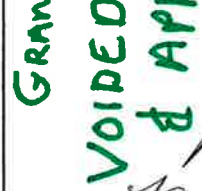
LAND OF  
**AMY BLUME**  
 686 BOSTON STREET  
 GUILFORD, CONNECTICUT

**DEED REFERENCES**

Volume 639 page 268

Lot Area  
 30,019 S.F.  
 0.689 Acres

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



**Map Notes**

- This map was prepared from recent aerial photography, other maps, and other information available to the applicant. The applicant is responsible for the accuracy of the information provided.
- Reference is made to the following maps:
  - Topographic Map of Guilford, Connecticut, published by the Connecticut State Plane Commission, 1968.
  - Assessor's Map 41, published by the State of Connecticut, 2010.
  - Assessor's Map 41, published by the State of Connecticut, 2010.
  - Assessor's Map 41, published by the State of Connecticut, 2010.
  - Assessor's Map 41, published by the State of Connecticut, 2010.
- Reference is made to the following maps:
  - Topographic Map of Guilford, Connecticut, published by the Connecticut State Plane Commission, 1968.
  - Assessor's Map 41, published by the State of Connecticut, 2010.
  - Assessor's Map 41, published by the State of Connecticut, 2010.
  - Assessor's Map 41, published by the State of Connecticut, 2010.
  - Assessor's Map 41, published by the State of Connecticut, 2010.

## NOTICE OF VARIANCE

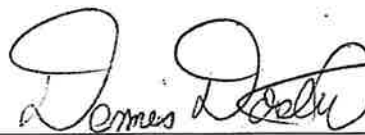
TO: Amy Blume  
315 Boston Street  
Guilford, CT 06437

APPEAL NO: R3257

It is hereby certified that on March 27, 2013 the Guilford Zoning Board of Appeals granted your application for a variance as follows:

1. Owner of Record: Amy Blume
2. Description of Premises: Volume 639, Page 268  
Assessor's Map 41, Lot no. 3-4
3. Zoning Regulations Varied: A 20.2 ft variance from the side yard setback requirements, and a 16.8 ft variance from the sum of the side yard setback requirements of 273-25 (2) (b)
4. Nature of Application: Allow a two car garage and room above and a 12' X 12' addition.
5. Conditions: none
6. Hardship or Reason for Decision: This has no adverse impact on the comprehensive plan.

By



Dennis Dostert, Chairman

Received for Record **MAY 14 2013**  
at 3:32 PM and Recorded by

Kristen Perez Asst.  
Town Clerk

Amy Blume



Doc ID: 001042740001 Type: LAN

BK 902 PG 583

0609

NOTICE OF VARIANCE

TO: Amy Blume  
315 Boston Street  
Guilford, CT 06437

APPEAL NO: R3393

It is hereby certified that on July 27, 2016 the Guilford Zoning Board of Appeals granted your application for a variance as follows:

1. Owner of Record: Amy Blume
2. Description of Premises: Volume 639, Page 549  
Assessor's Maps 41, Lot No. 3-4
3. Zoning Regulations Varied: a 7.8' variance from the 30' interior lot setback requirements of 273-25 A (2) (b)
4. Nature of Application: Allow an extension of the basement with a patio constructed on top of the basement extension
5. Conditions: None
6. Hardship or Reason for Decision: This has no adverse impact on the comprehensive plan. The location of the septic system limits where the patio could go.

By Barbara Fennelly  
Barbara Fennelly, Vice- Chairman

Received for Record at Guilford, CT  
On 08/19/2016 At 3:21:21 pm

*[Signature]*



THE OLD STONE HOUSE

# TOWN OF GUILFORD

ZONING BOARD OF APPEALS  
31 Park Street  
GUILFORD, CONNECTICUT 06437  
SETTLED IN 1639

TELEPHONE 453-8039  
FAX 453-8034

May 25, 2017


Mrs. Blume  
315 Boston Street  
Guilford, CT 06437

Dear Amy Blume,

On May 24, 2017 the Guilford Zoning Board of Appeals continued your application for a 20' variance from the side yard setback requirements and a 40.2' variance from the sum of the side yard setback requirements of 273-25A (2) (B) to allow a breezeway to the garage with a room over the garage. Assessor's Map 41, Lot no. 3-4, R-3 zone.

Reason for Decision: The variance that was granted on July 27, 2016, R3393 must be rescinded before action can be taken on this application.

Copies of the above decision is on file in the office of Building and Engineering, Guilford, CT.

Very truly yours,  
  
Laurie Kelley, Recording Secretary



THE OLD STONE HOUSE

# TOWN OF GUILFORD

ZONING BOARD OF APPEALS  
31 Park Street  
GUILFORD, CONNECTICUT 06437  
SETTLED IN 1639

TELEPHONE 453-8039  
FAX 453-8034

June 7, 2017

Amy Blume  
315 Boston Street  
Guilford, CT 06437

Dear Amy Blume,

The Guilford Zoning Board of Appeals will hold a Public Hearing on Wednesday, June 28, 2017 at 7:30 p.m. in the Guilford Community Center, 32 Church Street to consider your request for: a 20' variance from the side yard setback requirements and a 40.2' variance from the sum of the side yard setback requirements of 273-25A (2) (B) to allow a breezeway to the garage with a room over the garage. Request to void variance R3393 granted 07/27/16. Assessor's Map 41, Lot no. 3-4, R-3 zone.

It will be necessary for you or your representative to be present at this meeting.

Very truly yours,

Laurie Kelley,  
Recording Secretary



Doc ID: 001320220001 Type: LAN

BK 920 PG 795

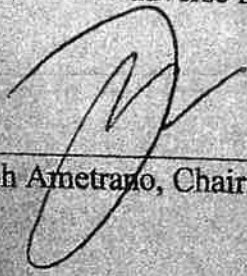
NOTICE OF VARIANCE

TO: Amy Blume  
315 Boston Street  
Guilford, CT 06437

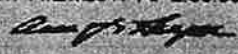
APPEAL NO: R3419

It is hereby certified that on May 24, 2017 the Guilford Zoning Board of Appeals granted your application for a variance as follows:

1. Owner of Record: Amy Blume
2. Description of Premises: Volume 639, Page 268  
Assessor's Map 41, Lot No. 3-4
3. Zoning Regulations Varied: a 20ft variance from the interior lot setback requirements of 273-25A (2) (B)
4. Nature of Application: Allow a shed in the back corner of the property
5. Conditions: a. The shed shall be used for storage only, not habitable space  
b. Screening of arborvitae shall be planted in the back corner of the lot, contingent upon the Alderbrook Cemetary Commissions approval
6. Hardship or Reason for Decision: This has no adverse impact on the comprehensive plan.

By   
 \_\_\_\_\_  
 Joseph Ametrano, Chairman

Received for Record at Guilford, CT  
 On 11/21/2017 At 2:36:35 pm





July 20, 2019

Alderbrook Cemetery Association  
c/o Raymond Dudley  
741 Boston Post Road  
Guilford, CT. 06437

Regarding Appeal # R3419  
315 Boston Street  
Property of Amy Blume  
Guilford, CT. 06437


Dear Ray:

Pursuant to the attached variance and our most recent conversation, the owner of 315 Boston Street has planted 24 Green Giant Arborvitaes along the entire rear length of 315 Boston Street and the Alderbrook Cemetery. In addition two rose of Sharon trees are planted. The variance called for arborvitaes only along the rear back corner. The increased number of trees, with a maturity height of 30+- feet over the entire length of the rear property line provides a beautiful hedgerow which increases the aesthetic value of both properties.

You are welcome to stop over and take a look at the completed work anytime at your convenience.

I would like to thank you and the Cemetery Association for its cooperation and support in this matter.

Sincerely,



Jim McMahon

Cc:  
Guilford ZBA

RECEIVED

JUL 29 2019

GUILFORD PLANNING &  
ZONING COMMISSION