

July 21, 2020

Ms. Erin Mannix, Zoning Enforcement Officer

Zoning Board of Appeals

50 Boston Street

Guilford, CT 06437

**RE: Application for Variance- Timothy and Kristina Lyons- 110 Clapboard Hill Road, Guilford, CT 06437**

Dear Ms. Mannix,

In addition to our application for variance, we would like to apply for a waiver for a professional property survey. The previous survey done in 1999 adequately shows our property lines, the topography of our land and the hardships requiring a variance. Furthermore, there are no known property line disputes for our property or adjacent properties. Additionally, Mike Martocci from Poolscape Pool, LLC is going to provide a "to scale" drawing of the pool, patio, and electrical equipment on our current property map. He will be attending the town meeting to answer any questions and concerns as well.

Respectfully,

  
Timothy Lyons

  
Kristina Lyons

## Planning Zoning

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**From:** Planning Zoning  
**Sent:** Thursday, August 13, 2020 3:34 PM  
**To:** 'kristina.a.lyons@gmail.com'  
**Subject:** ZBA Meeting  
**Attachments:** 082620 ZBA Legal Notice.docx; sample zba abutters letter - COVID.docx; Lyons.pdf

*Dear Mr. & Mrs. Lyons,*

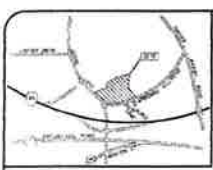
*The Guilford Zoning Board of Appeals will hold a Virtual Public Hearing via ZOOM on Wednesday, August 26, 2020 at 7:30 p.m. to consider your request for a variance..*

*I've enclosed a copy of the list of your abutting neighbors along with a sample letter that needs to be sent out prior to the Public Hearing send copy of the letter you sent to the office prior to the hearing.*

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

*Regards,*

*Lisa Piombino  
Recording Secretary*



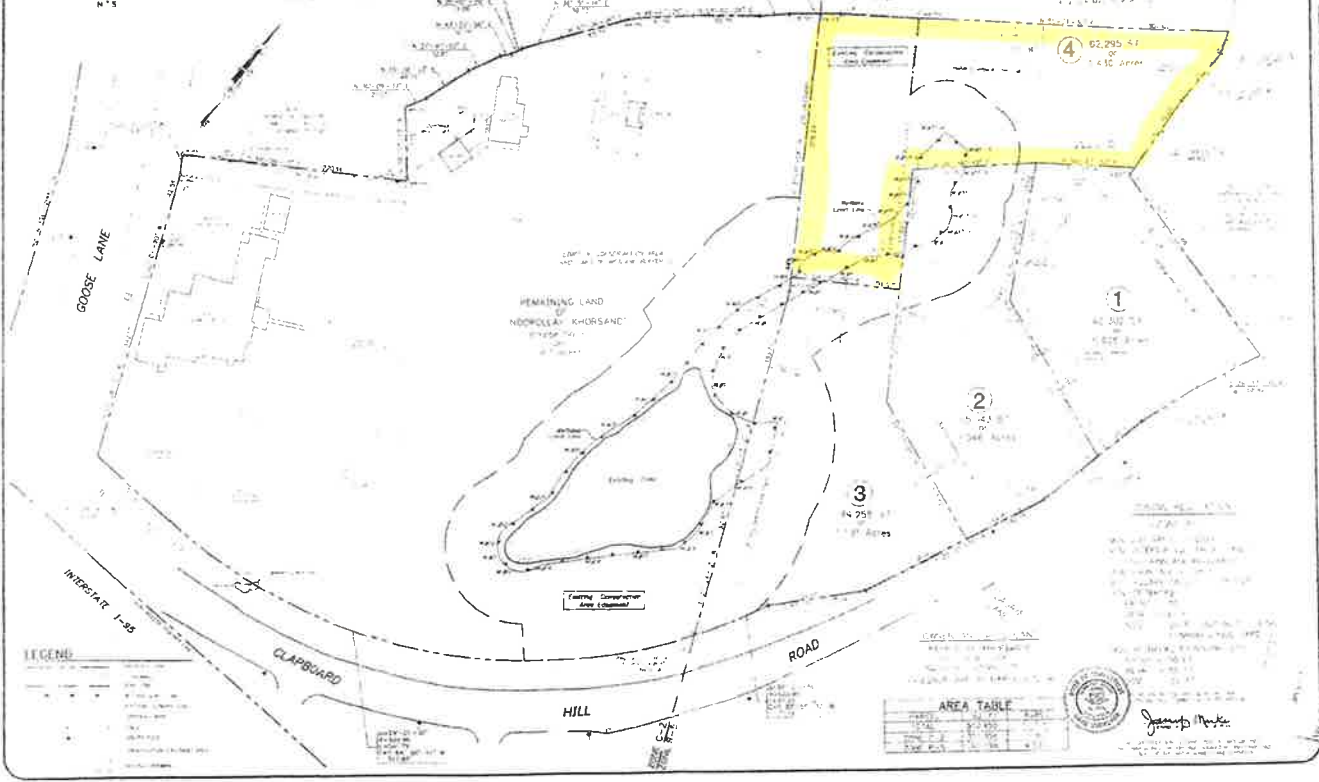
**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE PROPERTY IS BOUNDARY SURVEYED AND THE BOUNDARIES ARE SHOWN BY DASHED LINES.
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APPROVED BY THE SURVEYOR (NAME AND PHONE NUMBER)  
 DATE  
 EXPIRES ON (DATE AND TIME) (GENERAL SURVEY)  
 PREPARED BY THE SURVEYOR (NAME AND PHONE NUMBER)  
 DATE



**SUBDIVISION MAP**  
 NOOROLLAH KHORBANDI - LOTS 1-4  
 GOOSE LANE CLARIBOARD HILL ROAD  
 GOOSE CENS. SUBDIVISION

Scale: 1:1000  
 Date: 10/10/2010  
 Surveyor: [Signature]

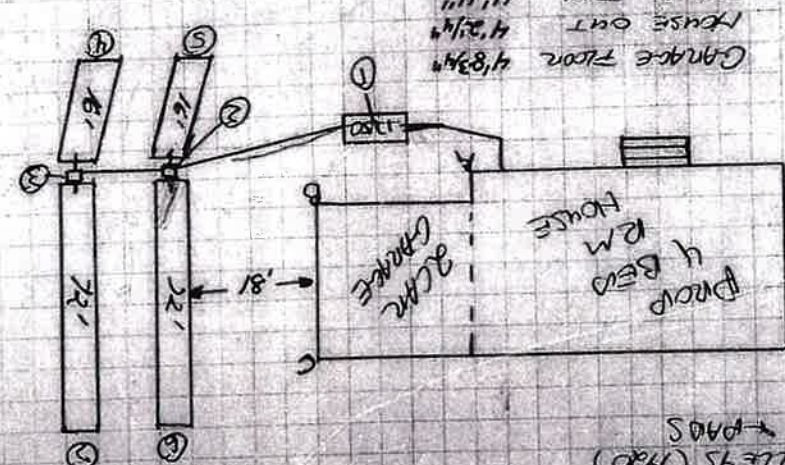
**SB-1**

7	74'	54"	X
6	67'	44"	X
5	48'	30"	54"
4	58'	39"	59"
3	59'	36"	49"
2	44'	22"	40"
1	22'	00"	X

A B C

RECEIVED  
 JUL 15 1999  
 ENGINEERING DEPARTMENT  
 GUILFORD, CONNECTICUT

GAUGE FLOOR 4'8 3/4"  
 HOUSE OUT 4'2 1/4"  
 TAKE IN 4'11"  
 TAKE OUT 5'2"  
 1ST BOX IN 5'10 1/4"  
 2ND BOX IN 5'10 3/4"  
 TOP GALLEYS 5'5 3/4"  
 LEVEL SYSTEM



C MASSET CO  
 1950 TALK  
 2 ROWS 12" GALLEYS (H2O)  
 WITH 2 BOXES + PADS

WILLOTH CORST  
 LOT # 4  
 CLAPBOARD HILL

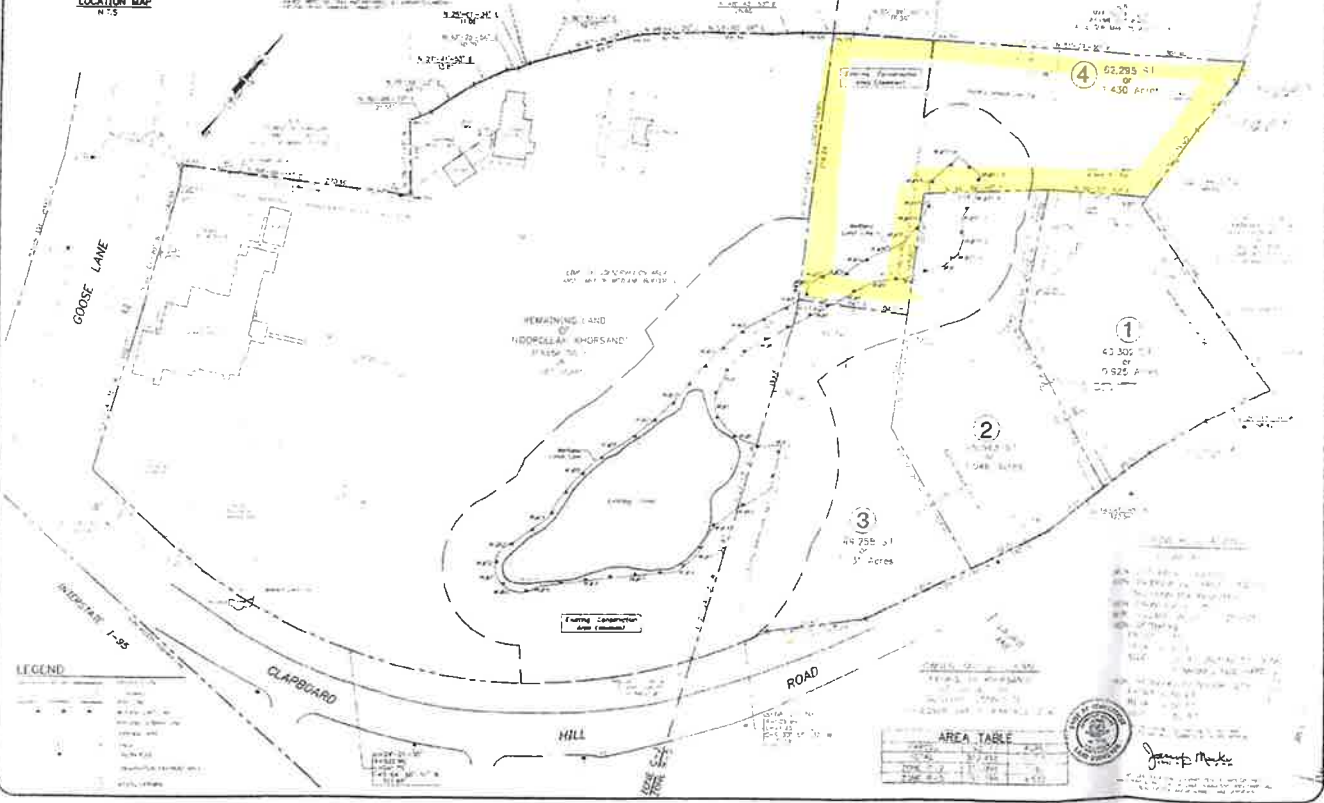
JULY 14 1999



**GENERAL NOTES**

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DEEDS AND SURVEY MAPS ON FILE IN THE CLERK'S OFFICE OF GUILDFORD, CONNECTICUT.
3. THE DISTANCES SHOWN ON THIS PLAN ARE IN FEET AND DECIMALS THEREOF.
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APPROVED BY THE CLERK OF COURTS AND ZONING COMMISSION	DATE
CHAIRMAN	11/10
MEMBERS	11/10
APPROVED BY THE TOWNSHIP ENGINEER	DATE
ENGINEER	11/10



**LEGEND**

Property Line	---
Proposed Road	---
Proposed Lot	---
Proposed Easement	---
Proposed Utility	---
Proposed Structure	---
Proposed Fencing	---
Proposed Driveway	---
Proposed Walkway	---
Proposed Parking	---
Proposed Landscaping	---
Proposed Water	---
Proposed Sewer	---
Proposed Gas	---
Proposed Electric	---
Proposed Telephone	---
Proposed Cable	---
Proposed Other	---

**AREA TABLE**

Lot No.	Area (sq ft)	Area (Acres)
1	63,300	1.452
2	104,800	2.39
3	49,750	1.14
4	62,295	1.430
<b>Total</b>	<b>280,145</b>	<b>6.472</b>



**REVISIONS**

NO.	DATE	DESCRIPTION

**Subdivision Map**  
 Noorollah Khorbani - Lots 1-4  
 Goose Lane / Clapboard Hill Road  
 Guilford, Connecticut

**Design Group**  
 Noorollah Khorbani - Landscape Architects

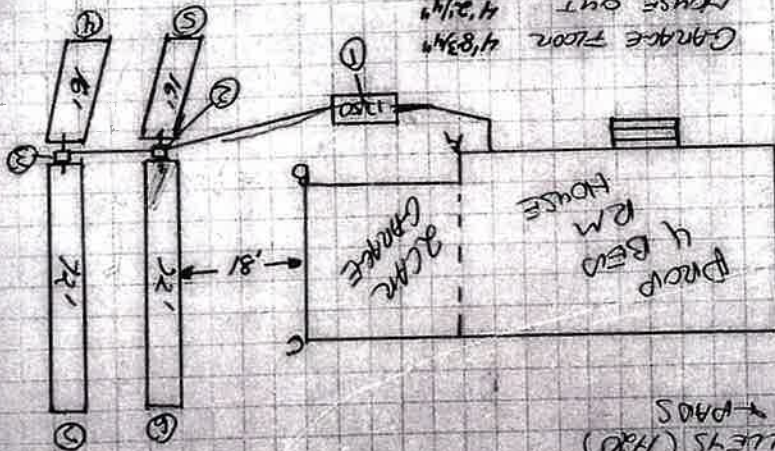
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CLAPBORN HILL

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