

September 18, 2020

Town of Guilford
Zoning Board of Appeals

Robert and Gretchen Tepley
69 Ridgeview Circle
Guilford, CT 06437

RECEIVED

SEP 18 2020

GUILFORD PLANNING &
ZONING COMMISSION

RE: Application of Lot Coverage Variance

Dear Zoning Board of Appeals:

We are requesting a 2.02% additional increase to our current lot coverage, which currently is at 5.83%. We previously received a variance of .83% in 2005. The total requested variance is for 7.85% lot coverage.

The proposed addition is a 23 foot by 25 foot attached garage; 2 foot by 25 foot extension of existing garage, which will be converted to living space (building permit will be submitted if the variance is granted). In addition, we are proposing adding a porch with shed roof measuring 29 feet 6 inches by 6 feet 4 inches. The addition will maintain 43 feet setback to the property line and street. The zoning requirement is 30 feet. Therefore, no variance is needed for the setback from street.

The hardship for the variance request is a change in zone from R-6 to R-8. The proposed addition complies with the original R-6 zone (15% lot coverage, per Table 3). This was the basis for the previously granted lot coverage variance in 2005 without conditions.

We are requesting a waiver for a professional survey map requirement because the variance requested is solely because of a change in the zoning district subsequent to the creation of the property.

We have attached a plot map, detailed map of the current and proposed structure, calculation of variance page, and the assessor's parcel map for your review. Also attached is the prior 2005 variance approval letter, building map showing the prior addition, and the detailed sketch of the current edition (listed as proposed on the sketch).

Sincerely,



Robert & Gretchen Tepley

App. No. 17538 Date 9/14/20 Hearing Date 10/28/20

**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: 69 Ridgeview Circle, Guilford CT

OWNER: Robert and Gretchen Tepley

OWNER'S ADDRESS: 69 Ridgeview Circle, Guilford CT

APPLICANT: Robert and Gretchen Tepley

APPLICANT'S PHONE /EMAIL: drtepley7@comcast.net

APPLICANT'S ADDRESS: 69 Ridgeview Circle

Zoning District: R-8 Map 102 Lot 9-61 Unique ID 4693

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

VARIANCE OR APPEAL REQUESTED (SPECIFY ZONING SECTION): 237-25

Lot coverage requirements of Table 3, Line 11

This Variance/Appeal relates to:

	Zoning Requirements	Proposed
Lot Area	NA	
Lot Width	NA	
Lot Shape	NA	
Setback from street	NA (within regs)	
Side Yard	NA	
Rear Yard	NA	

	Zoning Requirements	Proposed
Building Height	NA	
Parking	NA	
Lot Coverage	5%	7.85%
Floor Area	NA	
Use	NA	
Other	NA	

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

Describe: Converting existing garage to living space, including extending two feet by twenty-five feet; adding a new attached garage.

The new garage is 23 feet by 25 feet. No changes in height or width of existing structure. The setback from street will be 43 feet (regulations call for 30 feet minimum). In addition, we are proposing the addition of a front porch with shed roof, measuring 29 feet 6 inches by 6 feet 4 inches.

State Hardship (For Variance) Change in Zone from R-6 to R-8; lot coverage went from 15% to 5%.

Additional Information

Please answer the following additional questions:

Single Family Dwelling
Two Family Dwelling
Office in Dwelling
Homecraft Industry

Residential Accessory Use
Farm Accessory Use
Industrial
Commercial

Garage
Gasoline Station
Other: _____

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 (return receipt not necessary) 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 reasonably 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 T-2 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.



Owner

Appellant, Lessee, Agent

9/18/2020

Date

Town of Guilford, Connecticut - Assessment Parcel Map

Unique ID: 4693

Address: 69 RIDGEVIEW CIR

00966
0.93 Ac.
#111

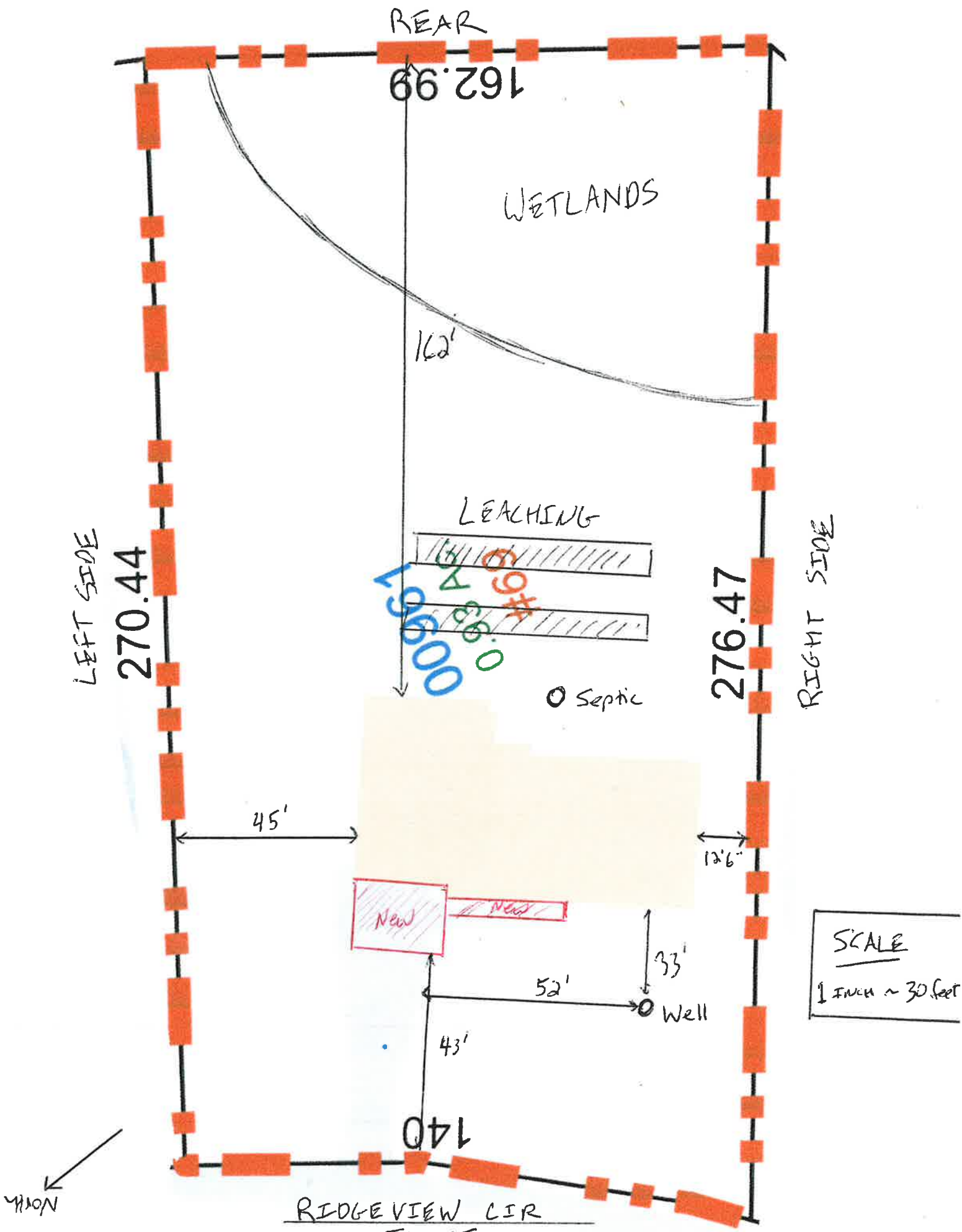


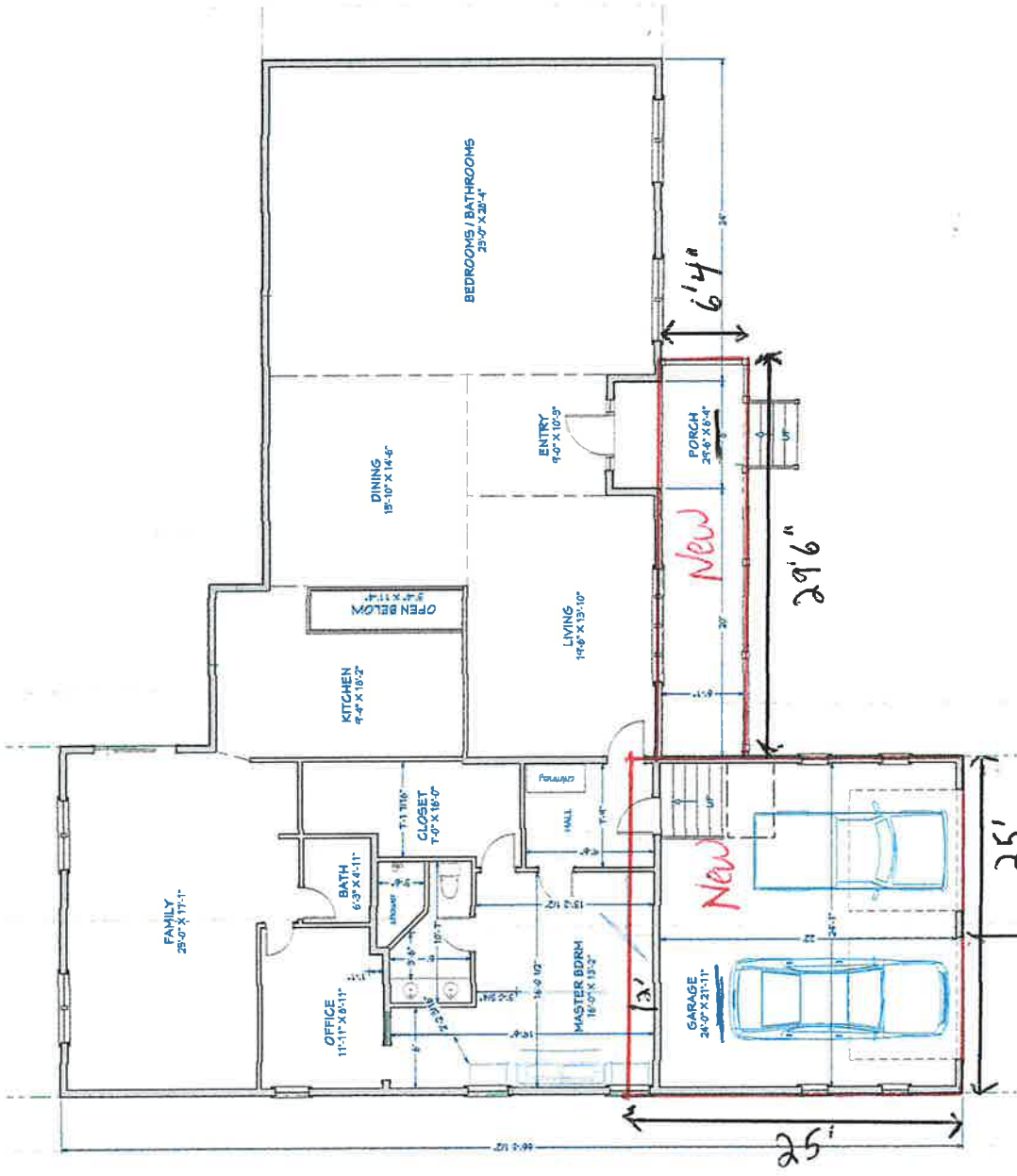
Approximate Scale: 1 inch = 100 feet



Map Produced:
April 2019

Disclaimer:
This map is for informational purposes only.
All information is subject to verification by any user.
The Town of Guilford and its mapping contractors
assume no legal responsibility
for the information contained herein.





44' to front property line / street

NOTICE OF VARIANCE

TO: Robert Tepley
69 Ridgeview Circle
Guilford, CT 06437

RE: R2937

It is hereby certified that on April 27, 2005 the Guilford Zoning Board of Appeals granted your application for a variance as follows:

Owner on Record: Robert Tepley

Description of Premises: Volume 536, Page 496
Assessor's Map 102, Lot no. 9-61

Zoning Regulations Varied: Lot coverage requirements of Table 3, Line 11

Nature of Variance: A .83% variance from the lot coverage requirements to allow 5.83% to allow construction of a 17' x 26' one story family room, 4' x 10' wood deck and a 4' x 14' one story kitchen addition.

Conditions: None

Hardship or Reason for Decision: The hardship is the change in the zone from an R-6 to an R-8. This has no adverse impact on the Comprehensive Plan.



Louis Federici, Chairman

MAY 09 2005

Received for Record

of 10 H 09 M A M and Recorded by
Janice G. T. T. Town Clerk

GUILFORD TOWN HALL

5776

05 MAY -9 AM 10: 09

MAY 09 2005

Received for Record
at 10 H 09 M A M and Recorded
In Vol. 693 on Page 818 of GUILFORD

Land Records by
Jessie G. T. T.
Town Clerk

*2/2/05
J. T. T.*

Prior, 83% variance

