

App. No. 16788 Date 6/3/20 Hearing Date 7/22/20

**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](mailto:planning.zoning@ci.guilford.ct.us)

PROPERTY LOCATION: 84 Church Street, Guilford, CT 06437

OWNER: Laura Weekes

RECEIVED

OWNER'S ADDRESS: 84 Church Street, Guilford, CT 06437

MAY 29 2020

APPLICANT: Laura Weekes

GUILFORD PLANNING &  
ZONING COMMISSION

APPLICANT'S PHONE /EMAIL: (203) 913-6933 ljw@mlweekes.com

APPLICANT'S ADDRESS: 84 Church Street, Guilford, CT 06437

Zoning District: R-1 Map 046020 Lot 20

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

VARIANCE OR APPEAL REQUESTED (SPECIFY ZONING SECTION): 4 - Height of Accessory Building,  
6 - Side Line Setback, 10 - Lot Coverage

This Variance/Appeal relates to:

	Zoning Requirements	Proposed
Lot Area		
Lot Width		
Lot Shape		
Setback from street		
Side Yard	8'	2'
Rear Yard		

	Zoning Requirements	Proposed
Building Height	15'	19.8'
Parking		
Lot Coverage	15%	21.71%
Floor Area		
Use		
Other		

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

Describe:

Proposed addition of a detached 2 car garage

Proposed replacement of existing side entry steps with a small covered landing

State Hardship (For Variance) \_\_\_\_\_

Proposed addition of garage for safety/protection of vehicles and storage.

Proposed location of garage at 2' setback from property line based on narrowness of lot (customary in Historic District).

Proposed garage height at 19'8" to match the pitch of the roof on the existing house (in Historic District).

Proposed replacement of side steps with covered landing for safety purposes (landing for stability and protection from weather).



SCANNED

### Additional Information

Please answer the following additional questions:

- |  |  |                  |
|--|--|------------------|
| <input checked="" type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Residential Accessory Use | Garage           |
| <input type="checkbox"/> Two Family Dwelling               | <input type="checkbox"/> Farm Accessory Use        | Gasoline Station |
| <input type="checkbox"/> Office in Dwelling                | <input type="checkbox"/> Industrial                | Other: _____     |
| <input type="checkbox"/> Homecraft Industry                | <input type="checkbox"/> Commercial                |                  |

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

Is the property

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

Laura Meeker  
Owner

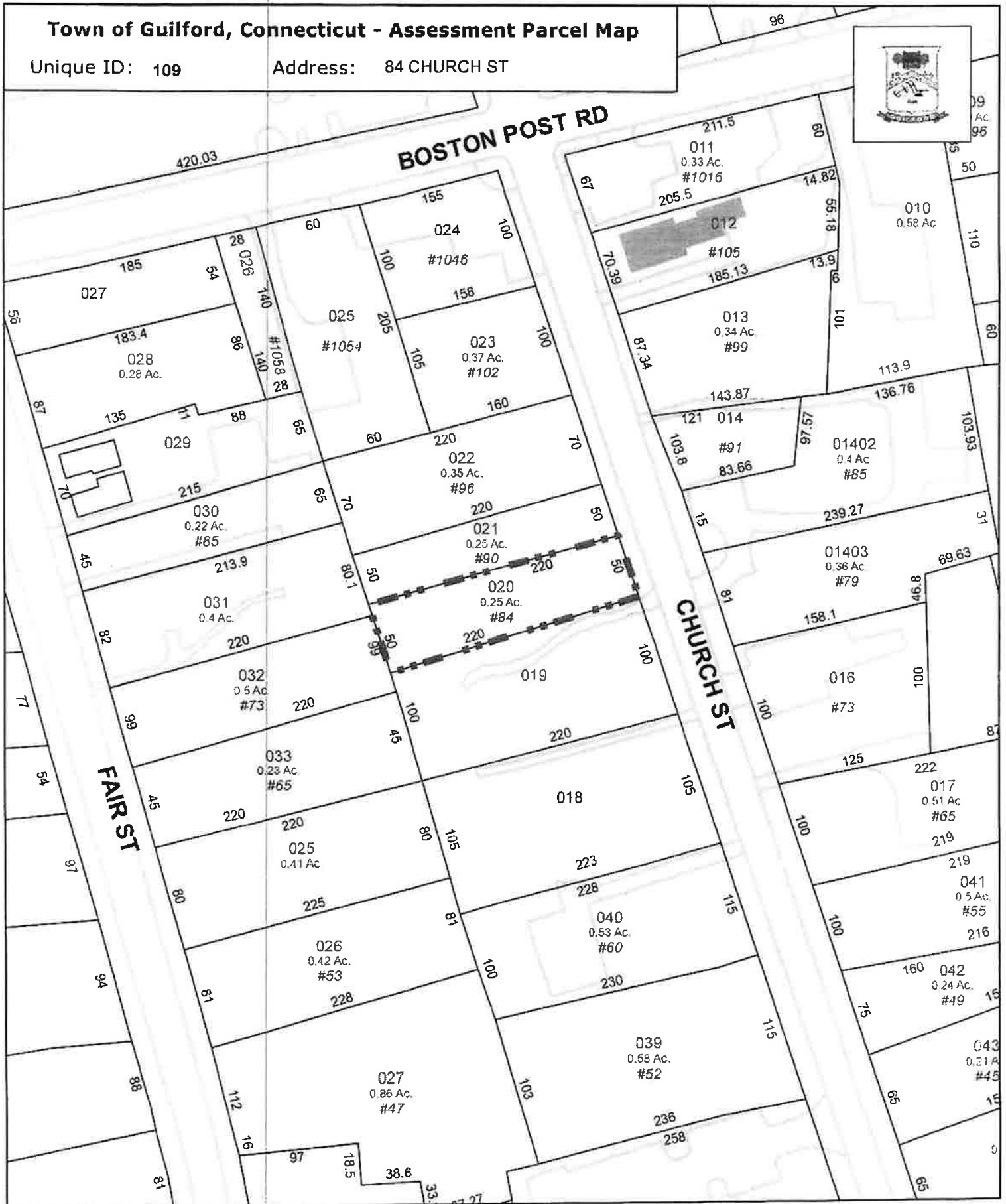
\_\_\_\_\_  
Appellant, Lessee, Agent

5/28/20  
Date

# Town of Guilford, Connecticut - Assessment Parcel Map

Unique ID: 109

Address: 84 CHURCH ST



Approximate Scale: 1 inch = 100 feet



Map Produced:  
October 2017

**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.