

**TOWN OF SOUTH WINDSOR  
ZONING BOARD OF APPEALS APPLICATION**



☒ VARIANCE

Application # \_\_\_\_\_

☐ APPEAL OF ZONING ENFORCEMENT/DECISION Date Rec'd \_\_\_\_\_

Applicant: Lauretano Sign Group - Alyson Ibbotson

Address: 1 Tremco Drive Terryville, CT 06786

Telephone #: 860-940-6462

Property Owner: Town Center of South Windsor LLC

Address: 1744 Ellington Road South Windsor, CT 06074

Telephone #: 860-644-8761

Location of Subject Property in Question: 1751 Ellington Road

Zone RC

1. Are there wetlands on the property?

☒ YES

☐ NO

2. Is any part of the premises within 500' of town line?

☐ YES

☒ NO

3. Is this property within the CT Water Aquifer area?

☐ YES

☒ NO

(If yes, the applicant must file an application with the CT Water Company and submit copy with their application.)

Requesting a Variance to Zoning Regulation Section(s): Section 6.5 Signs; 6.5.8 Signs in Commercial/Office/Inds.

Zones: Table 6.5.8A Max allowed Freestanding Signs - One per lot

Written Description of the variance request or Appeal of Zoning Enforcement Order/Decision:  
(Attach additional sheet if needed)

Seeking Variance to allow 1 double-sided Dual illuminated ground sign facing Ellington Rd. The proposed ground sign within this property development is appropriate based on the surrounding Businesses and will allow for visibility to the Businesses at this location. The size & height of proposed sign will meet current Zoning Regulations; max size 24sq.ft. & 5' height. Illumination will meet regulations w/ opaque background with cut-thru letters. only letters will be internally illuminated.





For Variance request only:

1. Strict application of the regulations would produce **UNDUE HARDSHIP** because  
The proposed ground sign for the new Ion Bank & Future Tenant allows visibility to the public and patrons for accessibility. The large development complex has multiple entrances and gives location access to the building which doesn't have wall signage facing Ellington Road and due to topography doesn't allow great visibility to the Building as a freestanding sign will facing the roadway.
2. The hardship created is **UNIQUE** and not shared by all properties alike in the neighborhood because  
The proposed ground sign will not interfere with surrounding neighborhood or surrounding existing ground signage. The proposed sign will maintain a 70' plus setback to any and all existing freestanding signs within the Development Complex. The proposed sign will be used for Ion Bank visibility and also a future Tenant within the same shared building.
3. The variance would not adversely impact neighboring property; i.e. public health, safety, convenience, welfare and property value, because  
Correct, the approval of this proposed sign variance will not negatively impact any surrounding properties or have any safety issues to the Public. The sign will meet all setback requirements as stated in current Zoning Regulations.

Applicant's Name (please print) Alyson Ibbotson

Signature *Alyson Ibbotson* Date 8/6/21

Property Owner's Name (please print) Kathryn Kelley Petruzzello

Signature *Kathryn Kelley Petruzzello* Date 8/5/21  
Town Center of South Windsor, LLC

**DO NOT WRITE BELOW**

Action of the Board: ☐ Approved  
Date \_\_\_\_\_

☐ Denied  
Date \_\_\_\_\_

Approved:

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Denied:

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Effective 5/1/07

Town GIS Pin # \_\_\_\_\_