

TOWN OF SOUTH WINDSOR
ZONING BOARD OF APPEALS APPLICATION



☒ VARIANCE

Application # _____

☐ APPEAL OF ZONING ENFORCEMENT/DECISION Date Rec'd _____

Applicant: PETER T SURAPINE & CO

Address: 132 TOWN FARM RD ENFIELD CT 06082

Telephone #: 860 305 8680

Property Owner: BRIAN & REBECCA HALL

Address: 06 HIGH STREET SO. WINDSOR, CT

Telephone #: 860 748 1185

Location of Subject Property in Question: 06 HIGH STREET
SO WINDSOR CT

Zone A-20

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): 3.1.2.4

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

PLEASE SEE ATTACHED SHEET

For Variance request only:



1. Strict application of the regulations would produce UNDUE HARDSHIP because

PLEASE SEE ATTACHED

2. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because

PLEASE SEE ATTACHED

3. The variance would not adversely impact neighboring property; i.e. public health, safety, convenience, welfare and property value, because

PLEASE SEE ATTACHED

Applicant's Name (please print)

PETER T SURPINE

Signature

Peter T Surpine

Date 8-10-2021

Property Owner's Name (please print)

Rebecca Hall

Rebecca Hall

Signature

Rebecca Hall

Date 8/11/2021

DO NOT WRITE BELOW

Action of the Board: ☐ Approved

Date _____

☐ Denied

Date _____

Approved:

Denied:

effective 5/1/07

Town GIS Pin # _____

132 Town Farm Road Enfield, CT 06082
860-305-8680 peter@ptsurapineco.com

Peter T Surapine & Co.

July 26, 2021

To: Zoning Board of Appeals
South Windsor, CT

Re: 6 High Street. South Windsor, CT
Proposed Garage Zoning Variance

This Variance Request concerns the construction of a 2-car attached garage on the property of Brian & Rebecca Hall, 6 High Street. South Windsor CT. Currently, there is no garage on the property, and due to the property being a corner lot at High Street and Hillside Drive, a 40 foot side yard property building line prohibit a normal size garage without intruding into this area.

Existing Conditions

6 High Street is a corner lot, with intersecting Hillside Drive. The curvature of Hillside Drive just after the intersection with High Street creates a smaller lot width along High Street and wider (by 18 feet) along the back property line. The house structure sits within the smaller measurement. This fact added to the 40' building line setback creates an undue hardship for the homeowner with regards to having an attached garage added to their home.

Proposed 2 Car attached Garage with Mudroom

We are proposing an addition consisting of a 10' x 14' mudroom, and an attached 2 car garage measuring 24' x 28'. The garage itself will be turned facing Hillside Drive, and having access from Hillside Drive to lessen the intrusion into the building line and allow greater clear land along Hillside Drive.

With this proposed addition, the intrusion into the building line would be 17 feet, leaving 23 feet from the edge of farthest point of structure to the street curb.

The following are answers to questions as presented within the Variance Request Application.

1. Strict application of the regulations would produce Undue Hardship because this residence would be dis-allowed from having an attached 2-car garage, which is considered to be a standard structure to any property. Without a garage and enclosed walkway into the living space, the Hall Family would not be afforded the convenience of:

- safe, secure and protected parking of their motor vehicles, affording protection from the weather and elements, vehicle security from break-ins and thefts, and the ability to lock and protect other personal property within their garage.
- Personal safety and security when arriving home at night or other times, allowing the entrance to, and closing of the garage doors, thus affording a direct entrance to the home in a safe and secure manner. In addition, the safety of not having to navigate into the house from a driveway, through rain, snow or ice and creating undue risk and liability.
- Ability to unload groceries and other goods with protection from the weather and elements, and the convenience of bringing said goods direct from car to house without having to risk walking over sidewalks with rain, snow and ice.
- At any time in the future, if the Hall Family decided to put their residence on the market for sale, they would suffer a large reduction in the re-sale price of their home, as well as other considerations as most homes have a minimum of a 2-car attached garage.

2. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because this particular property is a corner lot, and as such, must adhere to zoning guidelines that adversely impact their rights and privileges normally afforded homeowners next door or throughout the neighborhood that are not at the junction of 2 streets. As noted earlier, the mere shape of the building lot creates a uniqueness in itself, resulting in a hinderance instead of a benefit. It is understandable that any infringement of the property building lines as drawn be reviewed, but unjust to penalize a property owner who wants only what is afforded every other property owner, regardless of property location.

3. The variance would not adversely impact neighboring property; i.e. public health, safety, convenience, welfare and property value because:

- The addition of an attached 2-car garage on this property would not create a public health issue in any way. The garage would be for the parking of personal passenger motor vehicles only.
- The position and location on the property of the proposed garage will not impact the safe vision and visibility of any vehicles passing on either High Street or Hillside Road. The proposed garage will be perpendicular to the existing house so that the slight intrusion into the building zone will be such that no negative impact will be realized by any motor vehicle or pedestrian traffic in any manner. In addition, traffic stopped at the end of High Street prior to entrance to Hillside Road will not be adversely impacted in visibility at the stop sign in any way.
- The addition of this structure will not adversely impact the convenience of anyone next to, or neighboring the property in any way. The addition of the garage will not create additional traffic, impact existing traffic or create any addition noise or unpleasanties in the least. The design of the structure will be very pleasing ascetically and make a worthwhile addition to the neighborhood. Additions to any property that are well thought out and designed properly are always a welcome addition to the neighborhood as a whole.

Thank You for your careful consideration of the information presented.

Kind Regards,

Peter T Surapine

KNOW YE THAT, I, WAYNE R. SMITH, of the Town of South Windsor, County of Hartford and State of Connecticut, for the consideration of **TWO HUNDRED TWENTY-FIVE THOUSAND and 00/100ths (\$225,000.00) DOLLARS** grant to **BRIAN J. HALL**, of the Town of Manchester, County of Hartford and State of Connecticut,

WITH WARRANTY COVENANTS


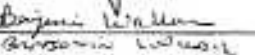
A certain piece or parcel of land situated in the Town of South Windsor, County of Hartford and State of Connecticut, known as 6 High Street and being more particularly described on Schedule A attached hereto and made a part hereof.

Said premises are conveyed subject to building, building line and zoning restrictions of the Town of South Windsor; a 40' building line as shown on the filed subdivision map; a utility easement in favor of The Southern New England Telephone Company dated January 12, 1961 and recorded January 12, 1961 in Volume 81 at Page 316 of the South Windsor Land Records; a utility easement in favor of The Connecticut Light and Power Company dated January 30, 1961 and recorded March 13, 1961 in Volume 82 at Page 161 of the South Windsor Land Records; a sewer caveat to the Town of South Windsor recorded April 23, 1973 in Volume 164 at Page 167 of the South Windsor Land Records; and to taxes on the List of October 1, 2006 due and payable to the Town of South Windsor, and subsequent taxes, which taxes the Grantee herein assumes and agrees to pay as part consideration for this deed.

Being the same premises conveyed to the Grantor herein by quit-claim deed of Donna L. Majowicz dated September 5, 2002 and recorded in Volume 1360 at Page 99 of the South Windsor Land Records. Reference is also made to a Probate Certificate dated June 19, 2002 and recorded in Volume 1332 at Page 314 of the South Windsor Land Records.

Signed this 23rd day of February, 2007.

WITNESSED BY:


Vincent J. Purnhagen

Benjamin Hall
Grantee in this deed


WAYNE R. SMITH

CONVEYANCE TAX PAID
STATE & LOCAL \$ 544.00
Michael P. Sivilly
TOWN CLERK OF SOUTH WINDSOR

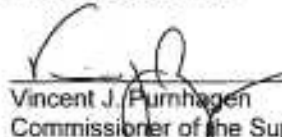
STATE OF CONNECTICUT:

ss. Manchester

February 23, 2007

COUNTY OF HARTFORD:

Personally Appeared WAYNE R. SMITH, Signer of the foregoing Instrument, and he acknowledged the same to be his free act and deed, before me.


Vincent J. Purnhagen
Commissioner of the Superior Court

Grantee's Address:
6 High Street
South Windsor, CT 06074


Doc ID: 001208510003 Type: LAN
Book 1885 Page 280 - 281
File# 949

VOL. 1885 PAGE 281

SCHEDULE A

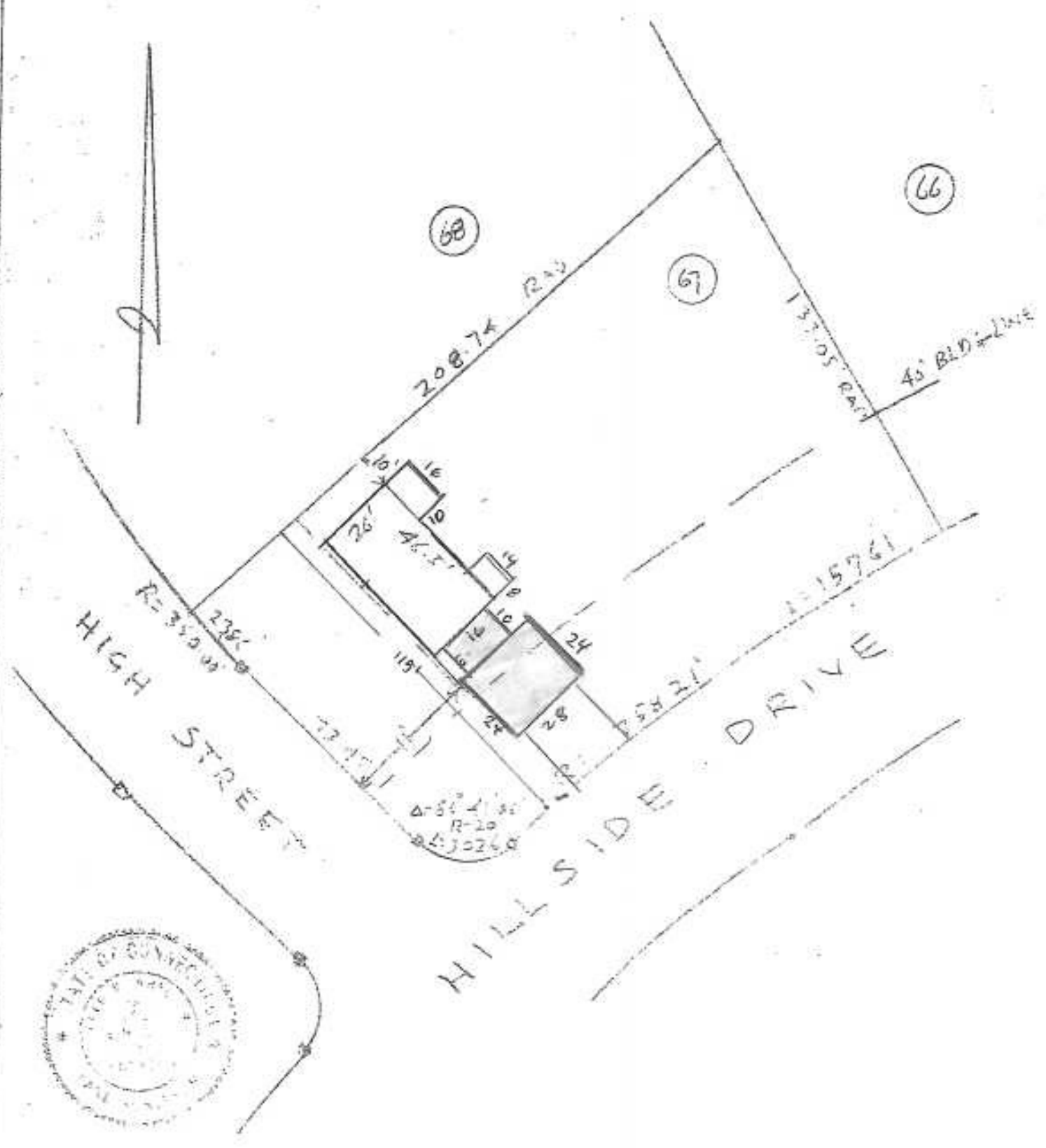
A certain piece or parcel of land, together with the buildings and improvements thereon and appurtenances thereto, located and situated in the Town of South Windsor, County of Hartford and State of Connecticut, and being known and designated as Lot No. 67 on a map entitled "GRAHAM ESTATES Construction Section Two Compiled From Approved Sheets 2 & 3 Scale 1" = 40' Sept. 29, 1961 Fred B. Wheeler Registered Land Surveyor", said map contains a Note indicating that Boundary Data Taken From Map "Property of William H. & Charles F. Andrus at Graham Road & Sullivan Avenue, South Windsor, Conn. Scale 1" = 80' August 1947, Peterson & Hoffman Engrs." Certified substantially correct, which map is on file in the Office of the Town Clerk in said Town of South Windsor, and reference thereto is hereby made for a more particular description of said premises.

Said premises are bounded and described as follows, to wit:

Northeasterly:	by land now or formerly of Nicholson Realty, Inc., being an unnumbered Lot on said map, one hundred thirty-three and five one-hundredths (133.05') feet;
Southeasterly:	by Hillside Drive, one hundred fifty-seven and sixty-one one-hundredths (157.61') feet;
Southerly:	by the arc of a curve connecting the northwesterly street line of Hillside Drive with the northeasterly street line of High Street, thirty and twenty-six one-hundredths (30.26') feet;
Southwesterly:	by High Street, ninety-seven and thirty-one one-hundredths (97.31') feet; and
Northwesterly:	by Lot No. 68, as shown on said map, two hundred eight and seventy-four one-hundredths (208.74') feet.

Together with the right to use for all purposes for which a public highway is ordinarily used, Hillside Drive, as shown on a map of "Graham Estates... 4-12-59... Sect. 1 of 4 Rev. 12-3-59...", on file in the Office of the Town Clerk in said Town of South Windsor.

RECEIVED FOR RECORD 02/27/2007
 AT 3:10 pm
 RECORDED IN SOUTH WINDSOR, CT
 BY Theresa G. Sumner
 TOWN CLERK
 Assistant



PREPARED BY: PLANNING
 CLARENCE NICHOLSON
 S. P. WARDEN
 SCOTT & SONS
 REV. 10-10-11

TOWN OF CONNEQUET
 PLANNING DEPARTMENT
 100 MAIN STREET
 CONNEQUET, N.H. 03242

132 Town Farm Road Enfield, CT 06082
860-305-8680 peter@ptsurapineco.com

Peter T Surapine & Co.

July 28, 2021

Re: Area Variance Application
Proposed Attached Garage
Brian & Rebecca Hall
06 High Street, South Windsor, CT
860-748-1185

Dear Property Owner

In accordance with Rules and Regulations of the Zoning Board of Appeals, you are hereby notified that an application has been filed on the property abutting yours at 6 High Street and is subject to a hearing by the Zoning Board of Appeals. The application and plans are on file with the South Windsor Planning Department.

All members of the public are invited to the hearing to ask questions and/or give comments. You may also submit written comments regarding the application prior to the hearing if you so desire. For further information regarding the specific date this application will be heard please contact the Planning Department at 860-644-2511, ext. 329

Sincerely,

Peter T Surapine & Co CT HIC 545739

Brian Hall

Rebecca Hall