



Town of South Windsor Zoning Board of Appeals Application Requirements

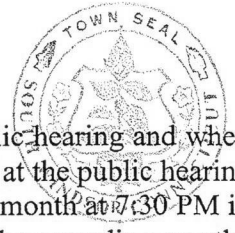
☒ VARIANCE REQUEST ☒ Area Variance ☐ Use Variance:

1. ☒ Fill out application **completely** - typed or printed in ink with required signatures. (If applicant is not the owner, owner signature is required on the application. In lieu of the owner's signature, a letter from the owner authorizing the applicant to act as its representative is required.) **Ten (10) copies of the application must be submitted.**
2. ☒ A surveyed site/plot plan (Class D or better) must be submitted with the application. The plan shall include the following:
 - Name of property owner, address of property
 - Property lines, streets, building lines, easement lines
 - Location and size of all existing and proposed structures on the property
 - **Ten (10) copies of the survey/plot plan must be submitted.**
3. If this is a request for a variance:
 - ☒ A copy of the legal description and deed of the property must be included with the application. This can be obtained in the Town Clerk's Office. **Two (2) copies of the legal description and deed must be submitted.**
 - ☒ Abutting neighbors and properties across the street must be notified of the variance request, via certificate of mailing. (A sample letter is included.) Names of abutting neighbors can be obtained at the Town's Assessor's Office. The applicant must submit a copy of the letter along with the certified receipts to the Planning Department within 7 days of filing the application. **Two (2) copies of the abutter notification and evidence of mailing must be submitted.**
4. ☐ If this is an application for a sign variance, in addition to the above, there is a supplementary packet that must be filled out and submitted. This is additional information for the Board.
5. ☒ Fee for the application is \$190.00. Checks should be made out to the "Town of South Windsor".
6. When the application is submitted to the Planning Department, the applicant will be given a ZBA sign which is to be displayed on the property at least 10 days prior to the public hearing, clearly visible from all abutting streets.
7. The applicant will be notified by mail of the time, date, and place of the public hearing and when the ZBA sign must be posted. The applicant (or a representative) must be present at the public hearing to present the application. Meetings are generally held the first Thursday of every month at 7:30 PM in the South Windsor Town Hall. Cutoff for applications is the second Thursday of the preceding month.

☐ APPEAL OF ZONING ENFORCEMENT/DECISION

1. ☐ Fill out application **completely** - typed or printed in ink with required signatures submitted in accordance with the ZBA cutoff dates. There are no fees for a Zoning Enforcement Appeal. **Ten (10) copies of the application must be submitted.**

2. ☐ The applicant will be notified by mail of the time, date, and place of the public hearing and when the ZBA sign must be posted. The applicant (or a representative) must be present at the public hearing to present the application. Meetings are generally held the first Thursday of every month at 7:30 PM in the South Windsor Town Hall. Cutoff for applications is the second Thursday of the preceding month.



TOWN OF SOUTH WINDSOR ZONING BOARD OF APPEALS APPLICATION



☒ VARIANCE Application # _____
☐ APPEAL OF ZONING ENFORCEMENT/DECISION Date Rec'd _____

Applicant: Meyer Gage Company, Inc.

Address: 230 Burnham Street, South Windsor, CT 06074

Telephone #: 1-860-528-6526

Property Owner: Meyer Gage Company, Inc.

Address: 230 Burnham Street, South Windsor, CT 06074

Telephone #: 1-860-528-6526

Location of Subject Property in Question: 210 & 230 Burnham Street, South Windsor, CT 06074

(to be 230 Burnham Street to match existing building address on site)

Zone I-291 Corridor Development (CD)

- | | | |
|--|---|--|
| 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 |

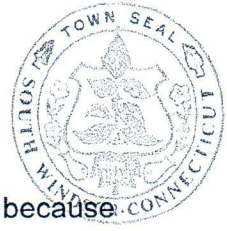
(If yes, the applicant must file an application with the CT Water Company and submit copy with their application.)

The properties in questions are within 500' of the East Hartford town line.

Requesting a Variance to Zoning Regulation Section(s): Table 4.1.6A

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

An Area Variance is being requested as advised to allow for a lot line modification to produce a parcel in the CD zone (3.957 acres) smaller than the required minimum lot size for that zone (5 acres). The subject properties owned by the applicant are currently non-conforming and do not have a combined area of greater than 10 acres to allow two proposed parcels to meet the 5 acre minimum requirement.



For Variance request only:

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

the existing building and parking lot would continue to exist on separate lots which will cause negative impacts to the safety, access, and property values of the current tenants. The applicant would like to have their existing building and facilities reside on a single lot given that the lots are already existing non-conforming to the size requirements.

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

the properties in question supporting the existing building and parking lot at 230 Burnham Street (210 and 230 Burnham) are currently non-conforming to the CD zone minimum area requirements and do not impact the function or development of abutting and surrounding properties.

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

all existing site development will be maintained in its current conditions during the lot line modification process so the removal and addition of various interior properties lines will not impact any neighboring properties. All property in question will continue to reside under the same owner with the same land use.

Applicant's Name (please print) Meyer Gage Company, Inc.

Signature

Date

8/11/2020

Property Owner's Name (please print) Meyer Gage Company, Inc.

Signature

Date

8/11/2020

DO NOT WRITE BELOW

Action of the Board: ☐ Approved

Date _____

☐ Denied

Date _____

Approved:

Denied:

Effective 5/1/07

Town GIS Pin # _____