



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

☒ VARIANCE

Application # 2859-22

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

Applicant: Jennifer Wilkosz & Christopher Malash

Address: 154 Hilton Dr. South Windsor CT 06074

Telephone #: (860) 595-7136

Property Owner: Jennifer Wilkosz

Address: 154 Hilton Dr. South Windsor CT 06074

Telephone #: (860) 595-7136

Location of Subject Property in Question: 154 Hilton Dr.

South Windsor CT 06074

Zone A20 A. 20

1. Are there wetlands on the property?
2. Is any part of the premises within 500' of town line?
3. Is this property within the CT Water Aquifer area?

☐ YES  
☐ YES  
☐ YES

☒ NO  
☒ NO  
☒ 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): 3.1.2A

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

A variance is being requested for the property listed at the address  
above in order to construct a 20 foot by 30 foot addition on  
the southwestern side of this property.



For Variance request only:

1. Strict application of the regulations would produce UNDUE HARDSHIP because the access point to the proposed structure is through the current southern most existing window on the westside of the existing property, as well as this property being composed of 2 front yard setbacks.
2. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because this property is located on a corner lot with the current structure having been built so the house is set at an angle between the two streets that comprise the corner. As a result, a greater set back is required where the proposed structure would be located.
3. The variance would not adversely impact neighboring property; i.e. public health, safety, convenience, welfare and property value, because The proposed addition would be a minimal encroachment into the front yard set back area. It would keep in line with the character of the neighborhood as well as add property value. It will not impede any of the neighbors' views.

Applicant's Name (please print)

Jennifer Wilkosz Chris Magosh

Signature

[Signature]

Date

\_\_\_\_\_

Property Owner's Name (please print)

Jennifer Wilkosz

Signature

[Signature]

Date

\_\_\_\_\_

**DO NOT WRITE BELOW**

Action of the Board: ☐ Approved

Date

\_\_\_\_\_

☐ Denied

Date

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Approved:

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Denied:

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effective 5/1/07

Town GIS Pin #

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