TOWN OF SOUTH WINDSOR
ZONING BOARD OF APPEALS APPLICATION

☒ VARIANCE Application #_____

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

Applicant: Natasha Briulmann

Address: 510 Pleasant Valley Rd. South Windsor CT 06074

Telephone #: (860) 604-5222

Property Owner: Natasha Briulmann

Address: 510 Pleasant Valley Rd South Windsor CT 06074

Telephone #: (860) 604-5222

Location of Subject Property in Question: 33 Woodcock Dr. South Windsor

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Zone A-30 A-30 zone

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.B

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

THE LOT DOES NOT CURRENTLY POSSESS A 90'x90' SQ FREE OF SLOPES UNDER 15% & WETLANDS.

IT IS ENTIRELY POSSIBLE THAT THE LOT WOULD HAVE CONFORMED TO THE NEW REQUIREMENT USING NATURAL TOPOGRAPHY PRIOR TO CONSTRUCTION OF THE CUL-DE-SAC & SUBSEQUENT FILLING PRIOR TO CURRENT OWNER PURCHASING THE LOT

For Variance request only:

1. Strict application of the regulations would produce UNDUE HARDSHIP because
THE EXISTING LOT OF RECORD WOULD BE ELIMINATED ENTIRELY, NEGATING THE SALE TO CORRECT OWNER.

2. The hardship created is UNIQUE and not shared by all properties alike in the neighborhood because
THE OTHER LOTS HAVE BEEN DEVELOPED, EXCEPT ONE, WHICH DOESN'T SHARE THE UNIQUE TOPOGRAPHY & WETLANDS.

3. The variance would not adversely impact neighboring property; i.e. public health, safety, convenience, welfare and property value, because
PROPER DEVELOPMENT OF THIS LOT WOULD BE SIMILAR TO THE OTHER DEVELOPED LOTS.

Applicant's Name (please print) Natasha Briehmann

Signature _____ Date 10/13/2022

Property Owner's Name (please print) Natasha Briehmann

Signature _____ Date 10/13/2022

DO NOT WRITE BELOW

Action of the Board: ☐ Approved Date _____ ☐ Denied Date _____

Approved:

Denied:

effective 5/1/07

Town GIS Pin # _____