

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



☒ VARIANCE

Application # 2842-20

☐ APPEAL OF ZONING ENFORCEMENT/DECISION

Date Rec'd

**RECEIVED**

JUN 11 2020

Applicant: Irsal & Sarah Cubahing

Address: 38 Andmar Lane, S.Windsor, CT, 06074

Telephone #: 860-989-7224

SOUTH WINDSOR PLANNING DEPT

Property Owner: Irsal & Sarah Cubahing

Address: 38 Andmar Lane, 06074

Telephone #: 860-989-7224

Location of Subject Property in Question: 38 Andmar Lane, 06074

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): \_\_\_\_\_

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

I would like to add a shed next to the garage.  
Garage would be close to the property line by  
approximately 6-8 ft. Pls see diagram

\* Please See Attached Letters \*



For Variance request only:

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

\* Please see attached: Neighbors would not like too close, shed would be in center of backyard, shed location would benefit my father, who has Parkinson's Disease, and my children.

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

We have corner lot. This poses many challenges for small structures.

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

- No Visual Impedance for traffic  
- located on wetlands /  
- drainage issues (water)

Applicant's Name (please print)

Irsal Cabahug

Signature

[Signature]

Date

6/11/20

Property Owner's Name (please print)

Irsal Cabahug

Signature

[Signature]

Date

6/11/20

\* Copy of deed will be obtained by Pam Oliva  
\* Copy of Survey/plot will be obtained by Pam Oliva

**DO NOT WRITE BELOW**

Action of the Board:

☐

Approved

Date

☐

Denied

Date

Approved:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Denied:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Effective 5/1/07

Town GIS Pin #

\_\_\_\_\_

6/11/20

Regarding address: 38 Andmar Lane, South Windsor

Owners: Irsal and Sarah Cabahug

Proposal: Put 10 x 18 shed next to garage

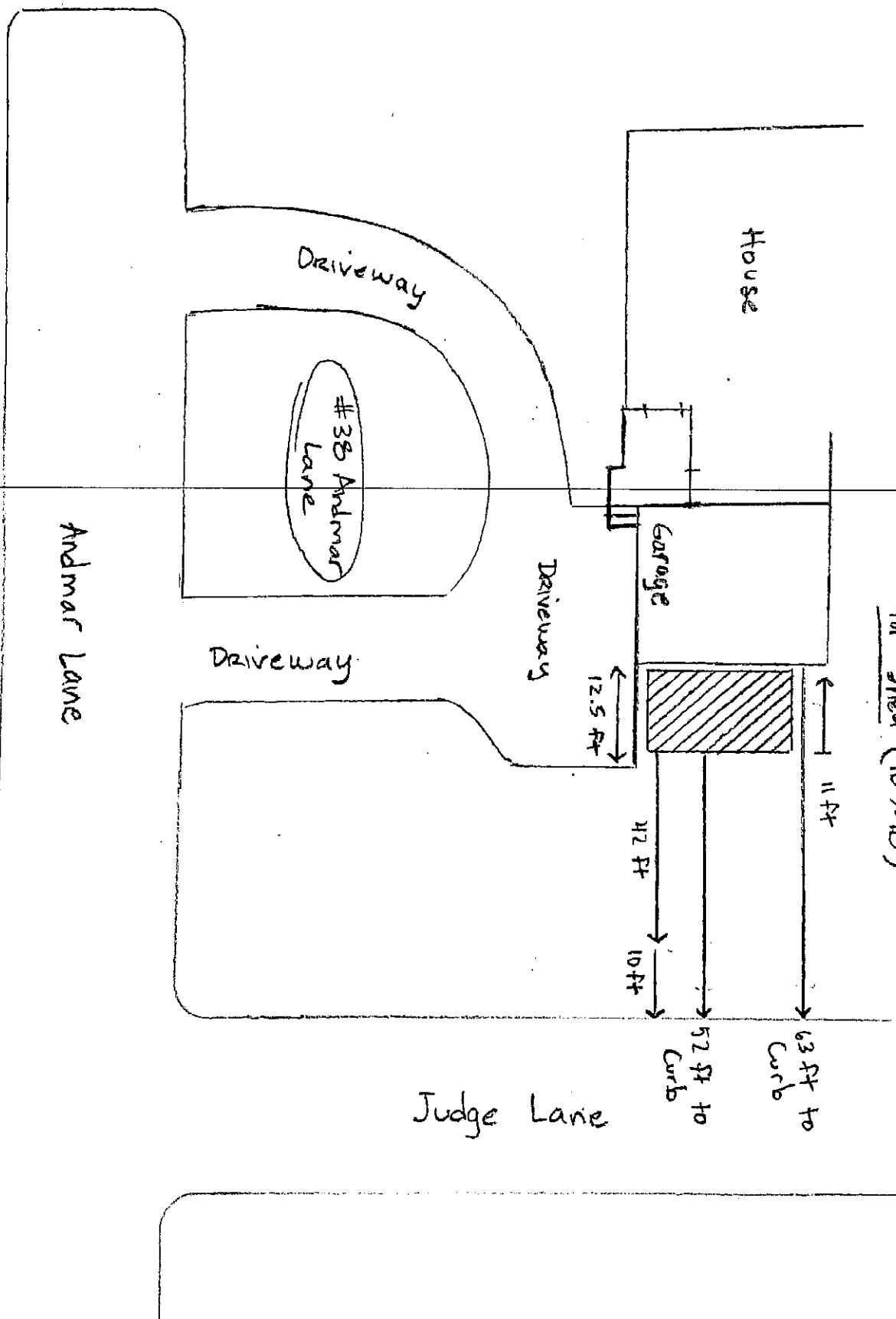
Issues as to how we understand it: Edge of garage would be too close to the property line (50ft).

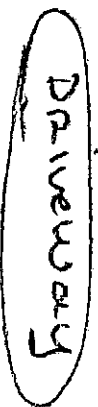
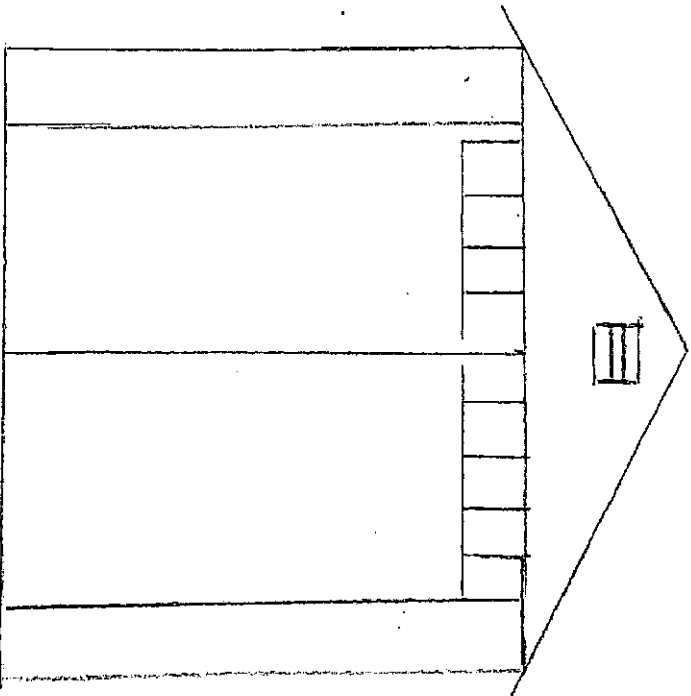
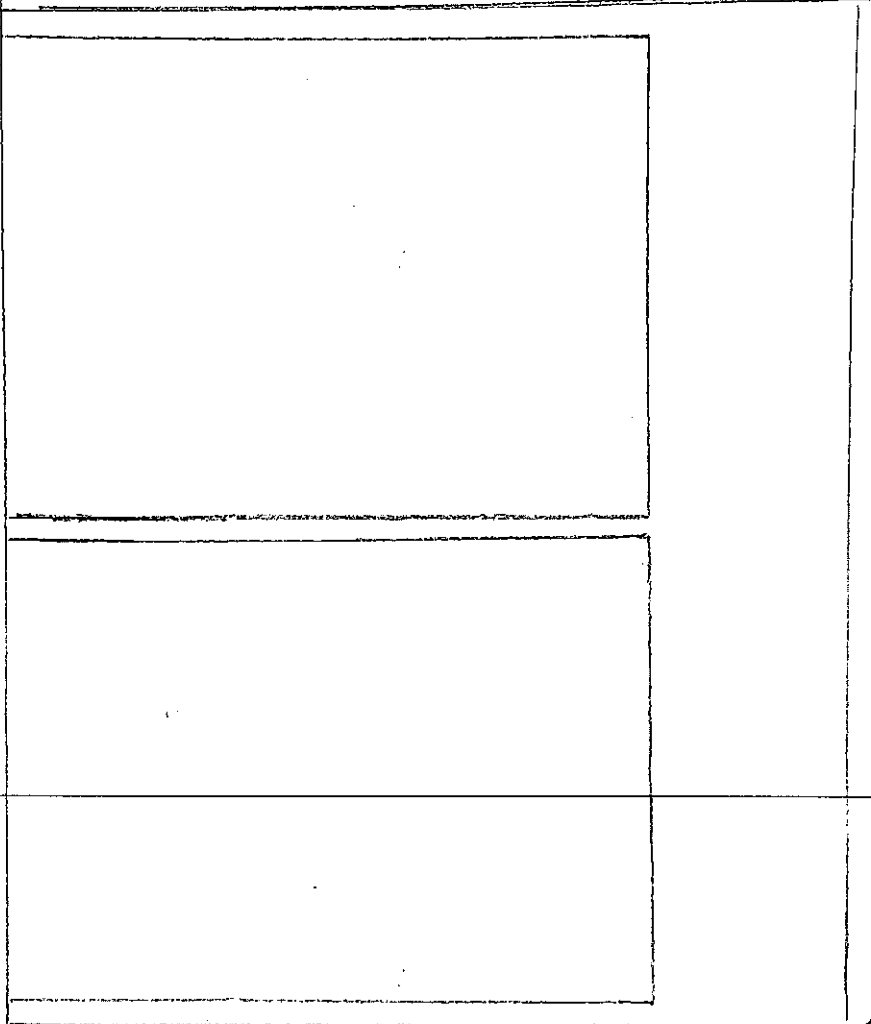
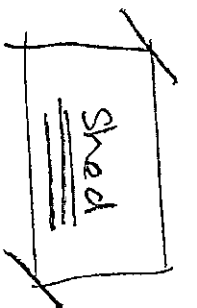
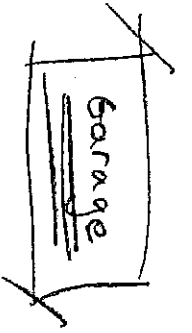
Reasons for shed in proposed area:

1. Neighbors do not want shed within 20 ft of their property line. The neighbors are the ones directly in back and directly to the left (if looking at front of house). Please see attached letters. Having my shed 20 ft off the property line on both sides would place the shed almost in the middle of our backyard. It is approximately 51ft from my brick patio to my neighbor directly behind me; this would put the front of the shed at minimum 32 ft from the back property line.
2. Additional storage space. My parents live our in-law suite. My father needs additional storage for his belongings. He has Parkinson's Disease and uses a walking aid. Having the shed in the front yard makes this more accessible to him. The backyard would make it more difficult because uneven ground and because he is already considered a fall risk. He has already fallen in the backyard in the past and has had to use life alert. I do not want this to happen again.
3. Additional storage space. I have 3 girls (13,10,7 yo) and I would like to have all their bikes/toys in the shed. Having a shed in the backyard is difficult every time they want to ride their bike and play with their toys.
4. Drive way to the right extends 12.5 feet out from side of garage and edge of shed would not go beyond this. Please see attached diagram.
5. The location of the shed would not cause any traffic visual impedance.
6. The shed is not over any wetlands nor would it cause any water drainage issues.

IRISAL CAGLIANO  
38 Andmar Lane  
S. Windsor, CT  
06074  
860-989-7224

Proposed site  
for Shed (10 x 15)





1 ft 10 ft 15 ft

To Whom It May Concern:

My name is Nancy O'Brien and I am a neighbor of Irsal and Sarah Cabahug on Andmar Lane. I understand they are planning to add a shed to their yard. I would not be in favor of a shed positioned less than 20 feet from our property line as it would impede our views and impact the aesthetics of our yard.

Thank you.

Nancy O'Brien  
44 Andmar Lane, SW

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To whom it may concern,

My name is Joe Ward and I live on Judge Lane in South Windsor. I have had conversations with my neighbors, the Cabahug's, regarding a new shed and its placement. It would be preferred if the shed was not within 20 feet of our property line if it can be avoided, as it would have an impact on our views.

Thanks for your consideration.

Joe Ward  
70 Judge Lane  
South Windsor, CT  
860-432-4424

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