

8/05/2019

APPLICATION TO THE ZONING BOARD OF APPEALS

Zoning Board of Appeals
Easton, Connecticut 06612

Application Number ZBA.22.02

Applicant Stephen Izzo Owner Tricia Beal

Address 56 Burr Street Address 56 Burr Street

_____ hereby appeal to your Board from the denial by the Planning and Zoning

Commission of my application for a permit to: Construct a

2 story 3 bay garage which would

include a master bedroom and bath,

laundry room and shared bathroom

for the 2 existing bedrooms on the

second floor.

Signature of Applicant SL (203) 727-3292
Telephone Number

Application and documents submitted: Date: 8/17/22

RECEIVED

AUG 17 2022

EASTON ZBA

By: Karen Vecky
For the Commission

8/05/2019

ZBA 22-02

RECEIVED

AUG 17 2022

EASTON ZBA

ZONING BOARD OF APPEALS
TOWN OF EASTON, CONNECTICUT

APPLICATION FOR VARIANCE TO ZONING REGULATIONS

(Please refer to Section 8700 of Zoning Regulations of the Town of Easton)

FEE: \$200.00

Date: Aug. 16 ²⁰²² ~~19~~

OWNER Thicia Beal Telephone (203) 216-0372

Address 56 Burr Street Easton CT 06612

APPLICANT (if different) Stephen Izzo Telephone (203) 727-3292

Address _____

TAX ASSESSOR MAP NO. 5462 BLOCK NO. 9 LOT NO. 9

DISTRICT: A ___ B X

Property is is not within 500 feet of a Town line

Give accurate location of property site so it can be identified when inspection is required.
(Street address-nearest cross street, other prominent features).

56 Burr Street Easton CT 06612

Cross Street: Black Rock Turnpike

Indicate each specific provision of the Zoning Regulations from which a variance is required.

Sect./para. 3510; Sect./para. 3530; Sect./para. 3520; Sect./para. _____

Describe fully the nature and extent of each variance applied for above.

We are looking to waive 40 feet set back
regulation to 30.8". The house is currently
@ 28 feet.

Indicate the specific provisions of the Zoning Regulations from which a variance is requested.

Zoning Section # 3530 Setback(s) proposed 31 feet-Front
_____ feet - Watercourse NA _____ feet-Left _____ feet-Right
_____ feet - Corner lot _____ feet-Rear

8/05/2019

APPLICATION FOR VARIANCE TO ZONING REGULATIONS(CONTINUED)

State fully the reasons why:

- a. Strict application of the regulations would create exceptional difficulty or unusual hardship; and
- b. Such hardship is unique to the property.

(Financial hardship is not sufficient basis for granting of a variance).

Our lot is very narrow, being 115 feet wide and with the setback being 40 feet from the side, it would place the garage in the middle of the property providing inadequate space to move vehicles in/out of garage. Its an undersized lot.

Does the variance applied for constitute an alteration, conversion, extension, or expansion of an existing non-conforming condition?

NO YES if Yes, explain in detail

Our undersized lot makes it difficult to build w/o being in violation because it is narrow.

Has any previous application been made to ZBA for a variance relative to all or any part of said property?

NO YES if Yes, specify when and for what.

Is there a home occupation at the location or has a Special Permit been granted for the property?

NO YES if, Yes, explain

Applicant hereby grants to ZBA Members the right to make physical on-site inspection of the property as may be necessary to acquaint themselves with actual conditions.

Applicant	<u>[Signature]</u>	Date	<u>8-16-22</u>
Owner	<u>Jeilcia Beal</u>	Date	<u>8-16-22</u>
Received at Planning and Zoning Office	<u>Mark Delkato</u>	Date	<u>08/17/22</u>
Reviewed by Zoning Enforcement Officer	<u>Mark Delkato</u>	Date	<u>08/17/22</u>