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DEC 12 2022

EASTON ZBA

*M. Allen*  
12/12



ZONING BOARD OF APPEALS

225 Center Road - Easton, Connecticut 06612

Submitted 12/2/22  
Pd. 340

reissued 12/9/22  
for 338.00

APPLICATION FOR VARIANCE TO ZONING REGULATIONS

Location of Property

Property Owner: FEDERICO AND JORDAN HILL PACHECO Telephone: 214-714-7012  
Address: 15 ORCHARD LANE, EASTON, CT 06612  
Assessor's Map#/Block#/Lot#: 377BA / 16 / NA  
Parcel No.: 0058200

Applicant: JOHN KEVIN HUELSTER AIA Telephone: 203-227-5334  
Address: 38 COMPO RD N, WESTPORT, CT 06880  
Surveyor: JAMES A. DENNISON, 383 HUNTINGTON RD, STRATFORD, CT 06614

Type of Sewage Disposal SEPTIC Type of Water Supply WELL

Zoning District:        R1         R3

Property is within 500 ft of a Town line:        Yes  No

Has an Inland Wetlands Determination been completed by the Inland Wetland Agency?  
       YES         NO

**Notice:** If a wetland permit is required, this application will not be acted upon until the wetland permit is obtained. Please complete the attached Application for Determination of Wetland Impact.

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

Section/Subsection:       3530      

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

PROPOSE A 6'-9 1/2" x 13'-4" 2 STORY ADDITION FOR EXPANDED GARAGE AND BEDROOM ABOVE. SEEKING RELIEF FROM FRONT YARD SETBACK

Zoning Setback(s) Proposed:

Front (ft) 44.4' Left (ft) NA Right (ft) NA Rear (ft) NA

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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).

PRE-EXISTING NON-CONFORMING UNDERSIZED LOT AND HISTORIC  
STRUCTURE PRE-DATING ZONING REGULATIONS, SEPTIC FIELD  
SETBACK REQUIREMENTS (25'-0")

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

PROPOSED 91 SF 2 STORY ADDITION - 16.5% OF FRONT FACADE @ 44.4'  
THE REMAINING EXISTING NON-CONFORMING SETBACKS ARE: 51.5% @ 40.3' AND  
32% @ 27.0'

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 \_\_\_\_\_ Date \_\_\_\_\_  
 Owner \_\_\_\_\_ Date \_\_\_\_\_

Received by Zoning Board of Appeals: M. P. [Signature] Date ~~12/2/22~~ 12/02/22  
 Reviewed by Zoning Enforcement Officer: \_\_\_\_\_ Date \_\_\_\_\_

Town of Easton, Connecticut  
225 Center Road  
Easton, CT 06612

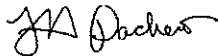
November 29, 2022

Project: Pacheco Residence, 15 Orchard Lane, Easton, CT

To whom it may concern,

I hereby authorize architect John Kevin Huelster of Huelster Design Studio, LLC to act as my agent in all matters required to obtain necessary approvals and permits for the proposed additions and alterations to my property at 15 Orchard Lane, Easton, Connecticut.

Sincerely,



Federico Pacheco and Jordan Hill Pacheco (Owners)  
15 Orchard Lane  
Easton, CT 06612

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APPLICATION  
FOR  
DETERMINATION OF WETLAND IMPACT

**Note:** Connecticut General Statutes require that the applicant for a project which involves land regulated as wetland or watercourse shall submit an application to the Town Inland Wetlands & Watercourses Agency, not later than the date of submission of the Zoning application to the Planning and Zoning Commission, to determine the impact of the proposed activity on wetlands and watercourses on or adjacent to the property.

**To:** Inland Wetlands & Watercourses Agency,  
Town of Easton Conservation Commission

**Date:** 12/5/22

**Location of Property:** 15 Orchard Lane

**Owner(s) of Record:** Name: Federico & Jordan Hill Pacheco  
Address: 15 Orchard Lane Easton  
Telephone: 214-714-7012  
E-MAIL: \_\_\_\_\_

**Applicant(s):** Name: John Kevin Huelster AIA  
Address: 38 Compo Rd W. Westport Ct 06880  
Telephone: 203-227-5334  
E-MAIL: \_\_\_\_\_

**Description of project**  
Proposed addition with a left front  
Setback. Existing non conforming dwelling.

*To be completed by Staff only*

- No Wetlands or Watercourses on site or within 100' of property line.
- No permit required for this project. However, a wetland permit may be required for any future work.
- An Inland Wetland permit may be required for this project. You are required to have wetlands on the property flagged by a soil scientist, update the survey map with wetland information, and submit a new determination of wetland impact.
- An Inland Wetland Permit is required for this project. See attached.

Mark Delato  
Inland Wetland & Watercourse Agency/Designated Agent

12/12/22  
Date