



ZONING BOARD OF APPEALS

225 Center Road - Easton, Connecticut 06612

APPLICATION FOR VARIANCE TO ZONING REGULATIONS

Location of Property

Property Owner: CHRIS & KELLIE FOWLES Telephone: 413-695-6605
Address: 145 WESTPORT ROAD
Assessor's Map#/Block#/Lot#: 377 8A, 8
Parcel No.:

Applicant: JOSEPH F. CUGNO ARCHITECT Telephone: 203-563-9223
Address: 113 WESTPORT ROAD
Surveyor: WILTON, CT 06897

Type of Sewage Disposal SEPTIC Type of Water Supply WELL

Zoning District: FB R1 X R3

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

Has an Inland Wetlands Determination been completed by the Inland Wetland Agency?
YES X 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: SECTION 3530 - YARD SETBACK REQUIREMENTS

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

WE REQUEST A FRONT SETBACK VARIANCE OF 37.4 FEET IN LIEU OF THE REQUIRED 75 FEET

Zoning Setback(s) Proposed:

Front (ft) 37.4' ± Left (ft) 62.7' ± Right (ft) 80.5' ± Rear (ft) 94.1' ±

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).

THE EXISTING HOME WAS BUILT IN 1910 AND PRE-DATES ZONING REGULATIONS. THE HOME IS CURRENTLY A 2 BEDROOM HOUSE. DUE TO THE HOMES PRE-EXISTING NON-CONFORMING LOCATION WE

WOULD LIKE TO PLACE THE PROPOSED ADDITION ON TOP OF THE EXISTING ONE STORY NON-CONFORMING STREET SIDE GARAGE
 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

THERE IS AN EXISTING ONE STORY NON CONFORMING GARAGE ADDITION THAT WE PROPOSE GOING OVER WITH A NEW SECOND FLOOR ADDITION. ALSO REBUILDING EXISTING ROOF TO BE 24" HIGHER

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.

10/6/2005 APPL # Z-05-2742-13 TO ALLOW THE REPLACEMENT OF AN EXISTING FRONT LANDING AND GARAGE (W/DECK) IN ITS EXISTING LOCATION

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 JOSEPH P. CUENO ARCHITECT Date 10/1/22
 Owner CHRIS & KELLIE EDWLES Date 10/1/22

Received by Zoning Board of Appeals: _____ Date _____
 Reviewed by Zoning Enforcement Officer Mark DeBeto Date 10/27/22

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: 10/29/22

Location of Property: 145 WESTPORT ROAD

Owner(s) of Record: Name: CHRIS & KELLIE BOWLES
Address: 145 WESTPORT ROAD
Telephone: 413-695-6605
E-MAIL: CBOWLES2@GMAIL.COM

Applicant(s): Name: JOSEPH P. CUENO ARCHITECT
Address: 113 WESTPORT ROAD WILTON, CT 06897
Telephone: 203-963-9223
E-MAIL: CUENO@OPTONLINE.NET

Description of project

A SECOND FLOOR BEDROOM ADDITION OVER AN
EXISTING ONE STORY PORTION OF THE EXISTING HOUSE AND
RE-BUILDING EXISTING SECOND FLOOR ROOF TO BE 24" HIGHER

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 DeLuca
Inland Wetland & Watercourse Agency/Designated Agent

10/27/22
Date