

8/05/2019

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**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: OCT 21 19 2022

OWNER John Hufcut & Sara Riley Telephone 203-218-8967

Address 56 Deepwood Road, Easton 06612

APPLICANT (if different) _____ Telephone _____

Address _____

TAX ASSESSOR MAP NO. 9613 BLOCK NO. 18 LOT NO. 5

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 Deepwood Rd is an interior lot with driveway between 50 & 60 Deepwood Rd properties. The cross street is Andrews Rd.

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

Sect./para. 3530; Sect./para. _____; Sect./para. _____; Sect./para. _____

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

My wife and I are seeking a variance with regard to section 3530 "Yard Setback Requirements" which state that the "Minimum Side Yard", as well as "Minimum Rear Yard Setbacks" be 40 feet. We would like to erect a 40' x 30' accessory structure (Barn) in the Eastern corner of the property. (Please see attached site survey with proposed location)

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

Zoning Section # <u>3530</u>	Setback(s) proposed _____	feet-Front _____
feet - Watercourse _____	feet-Left <u>10'1"</u>	feet-Right _____
feet - Corner lot _____	<u>10'1"</u>	feet-Rear _____

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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).

Greater than 50% of our property is part of a wetland conservation. In addition we commissioned a wetland study which shows that 1.34 acres of the total 3.017 acre property is classified as wetlands rendering the lot as non-conforming. When looking at available locations on the property we are limited by the septic system in the front yard as well as conservation, wetlands and minimum setbacks. The proposed location leverages the existing driveway to minimize the impermeable surface impacts. When looking at the site survey there are not any other available locations to potentially fit the structure. In addition we propose to remove the (3) existing, non-conforming, accessory structures (sheds) that were built prior to our tenure on the property.

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

NO X YES ___ if Yes, explain in detail

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

NO X 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 X 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 John Hufar Date 10-22-22

Owner " Date "

Received at Planning and Zoning Office [Signature] Date 10/22/22

Reviewed by Zoning Enforcement Officer [Signature] Date 10/22/22

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: October 15, 2022

Location of Property: 56 Deepwood Road, Easton 06612

Owner(s) of Record: Name: John Hufcut & Sara Riley
Address: 56 Deepwood Road, Easton 06612
Telephone: 203-218-8967
E-MAIL: Hufcut_John@Hotmail.com

Applicant(s): Name: John Hufcut & Sara Riley
Address: 56 Deepwood Rd, Easton 06612
Telephone: 203-218-8967
E-MAIL: Hufcut_John@Hotmail.com

Description of project
Application to erect a 30' x 40' accessory building on the Eastern corner of the property. This application comes in
conjunction to an application with the Zoning Board of Appeals for a setback variance for the project. Please see the
included survey which includes a wetland study for reference.

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 Delitto
Inland Wetland & Watercourse Agency/Designated Agent

10/26/22
Date

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