



FILE COPY

ZBA-22-05
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11/4/22

ZONING BOARD OF APPEALS

225 Center Road - Easton, Connecticut 06612

APPLICATION FOR VARIANCE TO ZONING REGULATIONS

Location of Property
Property Owner: Joseph Flattery/Laure Travaglini Telephone: 917.474.2689
Address: 17 Sport Hill Parkway
Assessor's Map#/Block#/Lot#: _____
Parcel No.: _____

Applicant: Joseph Flattery/Laure Travaglini Telephone: 917.474.2689
Address: 17 Sport Hill Parkway
Surveyor: David Height, Shevlin Land Surveying, LLC

Type of Sewage Disposal septic Type of Water Supply Town Water

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 Yard Setback Requirements

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

installation of a generator and propane tanks (above ground)
on a non-conforming lot, 17.9' ft. in lieu of 40' side yard setback

Zoning Setback(s) Proposed:

Front (ft) 60± Left (ft) _____ Right (ft) 17.9' Rear (ft) 71.5'

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).

1. Property is on .41 acres, a non-conforming lot within an R1 zone
2. House is only 23' from property line therefore non conforming
3. Only compliance area is in middle of stone patio

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

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.

There is a history of applications due to the non-conforming lot - Land Use Dept. has the documentation

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 Flattery / Laura Travaglini Date 11-2-22

Owner [Signature] L. Travaglini Date 11-2-22

Received by Zoning Board of Appeals: _____ Date _____
Reviewed by Zoning Enforcement Officer Marla Dolite Date 11/04/22



ZONING BOARD OF APPEALS

225 Center Road - Easton, Connecticut 06612

**Sample Neighbor Notification Form for
VARIANCE APPLICATION**

Dear _____

Be advised that Joseph Flattery + Laura Traveglini (applicant) has applied for a variance of Section(s) 35 30 of the Zoning Regulations of the Town of Easton so as to permit: the installation of a generator

_____ for property located at the following address:

17 Sport Hill Parkway, Easton, CT 06612
(street name and number)
5500A 30 A (lot)
Map Block Number(s)

The Town of Easton Zoning Board of Appeals will conduct a public hearing on this proposal as follows: Date: _____ Time: _____

Location: _____

You are being notified because your property is within 250 feet of the subject parcel. The application is on file in the Planning and Zoning Office of the Town of Easton.

Sincerely,

(TO BE COMPLETED BY APPLICANT)

*use as a
template -
create in Word*

Watershed or Aquifer Area Project

REQUIREMENT:

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project.

To determine if your project falls within a public water supply aquifer or watershed area, you will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the Town Hall Land Use Department. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the Watershed or Aquifer Area Project Notification Form on the CT Department of Public Health Website. https://portal.ct.gov/-/media/Departments-and-Agencies/DPH/dph/drinking_water/pdf/WatershedorAquiferAreaProjectNotificationFormpdf.pdf

Does Not apply

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: 11-1-22

Location of Property: 17 Spout Hill Parkway, Easton, CT 06612

Owner(s) of Record: Name: Joseph Flattery / Laura Travaglini
Address: 17 Spout Hill Parkway, Easton, CT 06612
Telephone: 917.474.2689 / 917.676.2731
E-MAIL: jflattery@gmail.com / Laura.Travaglini@verizon.net

Applicant(s): Name: (same as above)
Address: _____
Telephone: _____
E-MAIL: _____

Description of project
installation of a generator and propane tanks (above ground)
on a nonconforming lot, 17.9' in lieu of 40' ft. setback

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 Delute
Inland Wetland & Watercourse Agency/Designated Agent

11/04/22
Date