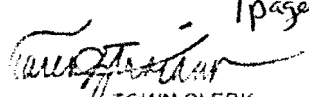


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7 pages

TOWN CLERK

**Town of Stafford
Public Notice**

Notice is hereby given that the Stafford Zoning Board of Appeals will hold a Public Hearing on June 11, 2020 at 7:00 p.m. via an online meeting using ZOOM technology.

Variance request of Charles Calahan 27 Lake Shore Blvd. for Construction of a garage within 14' of the side lot line where 20' is required. The applicant is requesting a variance of 6'

Applicant: James Ussery, Jr.

Location: 27 Lake Shore Blvd. – Map: 18 Lot: 113 zone: AA

At this Hearing, interested persons may be heard and written communication received. Copies of application, and related information are attached.

The link below will give you access to the meeting:

<https://us02web.zoom.us/j/81564747465?pwd=TzM2SmZ4RE9yazlYOEU3M3>

Password: 272257

If your computer has a microphone for two way communication, then during a Public Hearing if you wish to speak press Raise Hand in the “participant” window. If you do not have a microphone you will need to call in on a phone in order to speak. Per the Governor’s Executive Order if you speak, you will need to give your name.

During Public Hearings if you do not wish to speak you may type your comments into the CHAT feature.

Those joining through use of a computer and Zoom software should note that typing in your full name to view the meeting only (and not speak) is not required – a pseudonym may be used

Dialing in by Phone only:

Please call: 1-929-205-6099 or 1-669-900-6833

When prompted for participant or meeting ID enter: : 871 9113 7945 then press #

Password: 744333

You will then enter the meeting muted. During the Public Hearings if you wish to speak press *9 to raise your hand. Again if you wish to speak you will need to give your name per the Governor's Executive Order

Judith Mordasky
Chairperson



TOWN OF STAFFORD, CT



Warren Memorial Town Hall
1 Main Street, Stafford Springs, CT 06076
860-684-1793

05/26/2020

ZONING BOARD OF APPEALS APPLICATION

Draft

Residential

Commercial

Variance from the Zoning Regulations; Appeal from the Decision of the Zoning Agent
Approval of Motor Vehicle Sales or Repair Location

Applicant Information:

Name: James Ussery Jr
Address: 1 Shoham Road East Windsor Ct 060888
Phone: 8606230569 Fax: 8606232485
Email:
Legal Interest: owners surveyor

Owner Information:

Name: CALLAHAN CHARLES
Address: 27 LAKE SHORE BLVD STAFFORD, CT 06076
Phone: 4135311285 Fax:
Email: pasmedic@yahoo.com
Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: 27 LAKE SHORE BLVD
Size: 18,560 S.F. Zone: AA Assessor's Map and Lot #: 180
Is the subject parcel within 500 ft. of the Town boundary? yes no

Variance Request:

I hereby apply for a Variance to Section(s) 4.9 of the Zoning Regulations, to permit the following:

Construction of a garage within 14' of the side lot line where 20' is required. The applicant is requesting a variance of 6'

Is a Hardship claimed? If so, what is the specific Hardship?

The lot is non-conforming to the current AA zone minimum size requirement. The property has a steep slope requiring the residence with attached garage to be built side to side on the lot where it is 100' wide.

Appeal from the Decision of the Zoning Agent:

I hereby **Appeal** the Decision of the Zoning Agent dated: _____ (attach copy), stating

The basis for my Appeal is:

Approval of Motor Vehicle Sales or Repair Location:

Describe Proposed Use:

Previous Applications:

Has any previous application for Variance, Appeal, or Approval of Location been filed with this premise?

If so, for what purpose? variance When? 05/26/2020 . File No. Vol 660 Pg 315

Parties of Interest:

Attorney / Engineer/ Architect / Builder Name: J R Russo & Assoc. James Ussery Jr

Address: 1 Shoham Rd East Windsor Ct 06088

Phone: 8606230569 Fax: _____

Email: jussery@jrrusso.com

Taxes:

Are all real estate, sewer use, and sewer assessment taxes current? yes no

Attached is proof of payment. (Required)

Fees:

\$60.00 (State Fee) + Town Fee* \$ 300.00 = \$ 360.00 (payable to the Town)

* Town fee is established by Town Ordinance.

Signatures:

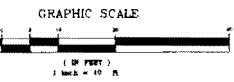
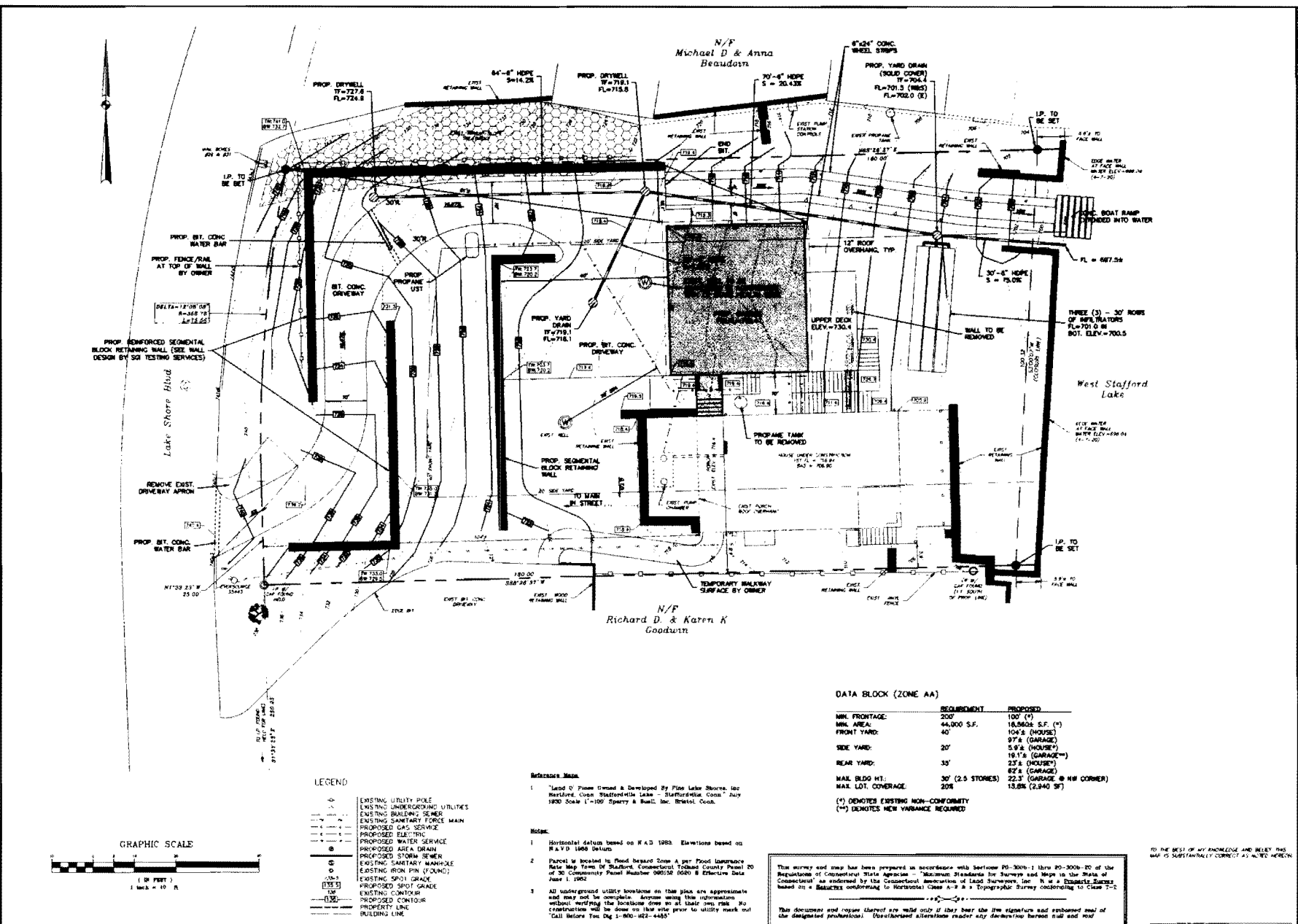
Signature of Owner(s) CALLAHAN CHARLES Date: 05/21/2020

Signature of Applicant(s) James Ussery Jr Date: 05/21/2020

REVISIONS	
BY	CHK

Charles & Donna Callahan
 27 & 29 Lake Shore Blvd
 Stafford, CT
 MAP 18 LOT 113 & 114

Plot Plan	
DATE	5-20-20
SCALE	1"=10'
JOB NUMBER	2020-030
SHEET	1 of 2



LEGEND

—○—	EXISTING UTILITY POLE
—○—	EXISTING UNDERGROUND UTILITIES
—○—	EXISTING BUILDING
—○—	EXISTING SANITARY FORCE MAIN
—○—	PROPOSED GAS SERVICE
—○—	PROPOSED ELECTRIC
—○—	PROPOSED WATER SERVICE
—○—	PROPOSED AREA DRAIN
—○—	PROPOSED STORM SEWER
—○—	EXISTING SANITARY MANHOLE
—○—	EXISTING IRON PIN (FOUND)
—○—	EXISTING SPOT GRADE
—○—	PROPOSED SPOT GRADE
—○—	EXISTING CONTOUR
—○—	PROPOSED CONTOUR
—○—	PROPERTY LINE
—○—	BUILDING LINE

Metes and Bounds

1. Land of Pines Tract & Developed by Pine Lake Shores, Inc. Hartford, Conn. Staffordville Conn. July 1920 Scale 1"=100' Sperry & Beale, Inc. Bristol, Conn.

Notes

1. Horizontal datum based on N.A.D. 1983. Elevations based on N.A.S.D. 1989 datum.

2. Parcel is located in Flood Hazard Zone A per Flood Insurance Rate Map Toms of Stafford, Connecticut. Tolland County Panel 20 of 30 Community Panel Number 06030 0000 B. Effective Date June 1, 1982.

3. All underground utility locations on this plan are approximate and may not be overlaid. Anyone using this information without verifying the locations does so at their own risk. No construction will be done on this site prior to utility mark out. Call Before You Dig 1-800-422-4449.

DATA BLOCK (ZONE AA)

	REQUIREMENT	PROPOSED
MIN. FRONTAGE	200'	100' (*)
MIN. AREA	44,000 S.F.	18,500 S.F. (*)
FRONT YARD	40'	104'S (HOUSE)
SIDE YARD	20'	97'S (GARAGE)
REAR YARD	30'	54'S (HOUSE)
MAX. BLDG HT.	30' (2.5 STORIES)	18' 6" (GARAGE)
MAX. LOT COVERAGE	20%	23' (HOUSE)
		82'S (GARAGE)
		22.3' (GARAGE @ NW CORNER)

(*) DENOTES EXISTING NON-COMFORMITY
 (**) DENOTES NEW VARIANCE REQUIRED

This survey and map has been prepared in accordance with Sections 90-300b-1 thru 90-300b-10 of the Regulations of Connecticut State Agencies - Minimum Standards for Survey and Maps in the State of Connecticut as ordered by the Connecticut Association of Land Surveyors, Inc. in a **DISPUTE SURVEY** based on a **RETRACTED CONFORMING TO HORIZONTAL CLASS A-7 & 8** Topographic Survey conforming to Class 7-2.

This document and copies thereof are valid only if they bear the firm signature and registered seal of the designated professional. Disafforded alterations render any drawings hereon null and void.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

RICHARD AND KAREN GOODWIN
25 Lake Shore Boulevard
Stafford Springs, CT 06076-3433

May 21, 2020

Zoning Board of Appeals
Town of Stafford
Warren Memorial Town Hall
1 Main Street
Stafford Springs, CT 06076

Dear Members:

Re: 27 Lake Shore Boulevard, Stafford Springs

Please be advised that as abutting landowners, we have no objection to Mike and Donna Callahan's variance for the building of a garage on their property at 27 Lake Shore Boulevard.

We have also given permission for Mike and Donna Callahan, their family members, and their contractors to use our driveway for access to and parking for their construction project until such time as their driveway is completed.

Please feel free to contact us at 860-684-3384 if you have any questions.

Sincerely,



Richard D. Goodwin



Karen K. Goodwin

Michael and Anna Beaudoin
31 Lakeshore Blvd
Stafford Springs, CT 06076

Town of Stafford
Zoning Board of Appeals
1 Main Street
Stafford Springs, CT 06076

Re: Callahan 27 Lakeshore Blvd Variance


Dear Members:

I am writing in support of my neighbors Charles and Donna Callahan's application for variance. We are the neighbors to the north side of the property and have witnessed the Callahan's construction of their house, and support the building of the next phase of their project.

Should you have any questions please do not hesitate to contact use.

Sincerely,


Michael Beaudoin


Anna Beaudoin