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CK #121



Zoning Board of Appeals Town of Southington

Municipal Center, 196 North Main Street, Southington, CT 06489 (860) 276-6248
Fax: (860) 628-3511 e-mail www.southington.org

Date Submitted: 6/14/22

APPLICATION

Appeal No.: 6582A

Fee: See fee schedule

Owner name and mailing address: (please print)
Merrill J Leavens
801 Mount Vernon Rd
Southington, CT 06489
Telephone 203-605-5414
Email MJLeavens@GMail.com
Address of Property: 801 Mount Vernon Rd
Assessor's Map # 083 Parcel # 027

Applicant name and mailing address: (please print)
Merrill J Leavens
801 Mount Vernon Rd
Southington CT 06489
Telephone 203 605 5414
Email MJLeavens@GMail.com
Southington, CT 06489
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Type of Application: (check one):

*Special Exception *Variance Appeal Ruling of Zoning Enforcement Officer Dated: _____

Other (specify) _____

Zone: R-20/25 Zoning Regulation(s): 2-01 A-1

Nature and Description of Application: Applying for a setback variance
of 4-5' for a garage in my back yard. Variance
would be on the southern property line.

For variance application, describe how the zoning regulations impose an exceptional difficulty or undue hardship on this property. Please describe all potential difficulties or hardships (you may continue on the back of the form):

Moving the proposed garage further North Doesn't Allow
Adequate clearance from the house or allow for future
expansion of the deck. Moving the garage

Are the premises within 500' of an adjacent municipality? NO

This appeal relates to: Use Area Yards Height Setback Signs Accessory Building
 Gasoline Station/Repair Motor Vehicles Sale of Alcohol Other (specify) _____

Signature of Applicant/Owner/Agent Merrill J Leavens
(please print) Merrill J Leavens

Please include 5 copies of a plot plan (Class A-2 survey) unless waived by the Zoning Enforcement Officer.

An approval of a special exception or variance by the ZBA only becomes effective after proper notice has been published by the Town and the applicant has filed a copy of his/her approval letter with the Town Clerk on the land records (Sect. 8-7 of the Connecticut General Statutes). The applicant must submit the Volume & Page number of the filing on the Land Records to the Planning Department when applying for a subsequent land use permit or Zoning Permit.

PLANNING STAFF ONLY

Hearing Date: 7/26/22 Received by: na Sign: yes

Further East Brings it too close to the fire pit.
This also minimizes impervious land cover.