

7/25/22
#26d-cc



Zoning Board of Appeals

Town of Southington

Municipal Center, 196 North Main Street, Southington, CT 06489 (860) 276-6248

Date Submitted: 7/25/22

APPLICATION

Appeal No.: 6588A

Fee: See fee schedule

Owner name and mailing address: (please print)
ROBBIN SISTI
10 PLUM ORCHARD RD
SOUTHINGTON, CT 06489

Applicant name and mailing address: (please print)
SAME

Telephone _____
Email _____

Telephone _____
Email _____

Address of Property: 10 PLUM ORCHARD RD SOUTHINGTON, CT
Assessor's Map # 089 Parcel # 180 Volume 968 Page 682

Type of Application: (check one):

*Special Exception *Variance _____ Appeal Ruling of Zoning Enforcement Officer Dated: _____
 Other (specify) _____

Zone: R-12 Zoning Regulation(s): POOL LESS THAN TEN (10') FEET FROM A PROPERTY LINE
Nature and Description of Application: _____

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):

THIS LOT IS AN UNDERSIZED LOT ON A CORNER WITH THE FRONT & REAR YARDS OVERLAPPING

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) POOL

Signature of Applicant/Owner/Agent Robbin H. Sisti
(please print) Robbin H. Sisti

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: 8/23/22 Received by: gme Sign: yes
P:\P & Z forms\zba application.doc

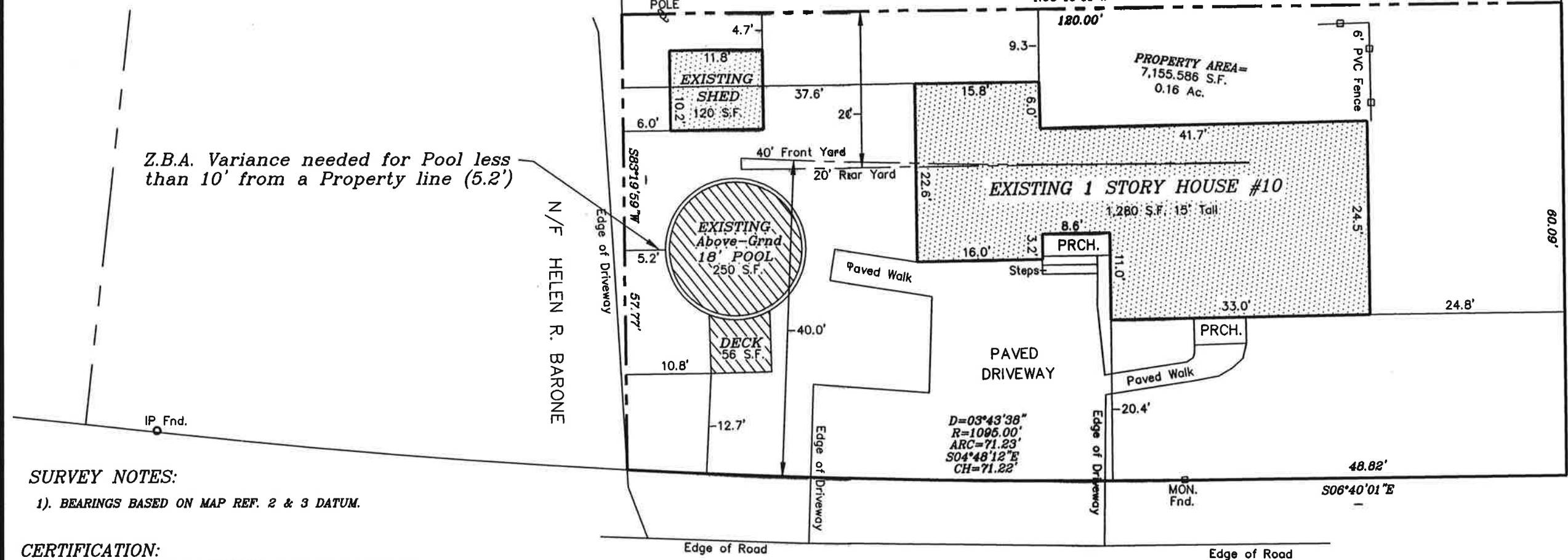
MAP REFERENCES:

- 1). "LAYOUT OF LOTS JUNARD CONSTRUCTION CORPORATION, SOUTHTON CONN. SCALE 1IN=50FT. SEPT. 1-1943-REVISED-JAN.5-1944." FREDERICK C. HAHN CIVIL ENGINEER AND SURVEYOR.
- 2). "FINAL PLAN FOR SURREY CIRCLE OWNED BY ALBERIE SAUCIER ROSEMONT AVENUE SOUTHTON, CONN. SCALE 1"=40'. NOVEMBER 1971." KRATZERT & JONES CIVIL ENGINEERS-LAND SURVEYORS-SITE PLANNERS.
- 3). "FINAL PLAN FOR ROSEMONT CIRCLE. ROSEMONT AVENUE SOUTHTON, CONN. SCALE 1"=40'. MAY, 1973." KRATZERT & JONES C.E. & L.S.
- 4). "MAP SHOWING PROPOSED SUBDIVISION OF PROPERTY OWNED BY CARROLL A. & REBA BRIDGE ON BERLIN STREET. SOUTHTON CONN. JUNE 25, 1946. SCALE 1"=40'. REVISED MARCH 12, 1948."
- 5). "SITE GRADING & UTILITY & DRAINAGE PLAN PLUM ORCHARD PROPERTY OF PONTOMES DIVISION TURNER HOMES INC. BERLIN ST. SOUTHTON, CONN. SCALE 1"=40' DATE: 5-4-1963 REV. THRU 5-20-63 LOOMIS L.S."

INDICATED UNDERGROUND UTILITIES ARE BASED ON AVAILABLE DATA. THE LOCATIONS ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE ALL UTILITIES MARKED.

THIS DRAWING HAS BEEN PREPARED BASED, IN PART, ON INFORMATION PROVIDED BY OTHERS RELATING TO THE LOCATION OF UNDERGROUND SERVICES. WE CANNOT VERIFY THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS, WHICH MAY BE INCORPORATED HEREIN AS A RESULT.

Z.B.A. Variance needed for Pool less than 10' from a Property line (5.2')



SURVEY NOTES:

- 1). BEARINGS BASED ON MAP REF. 2 & 3 DATUM.

CERTIFICATION:

- 1). THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, AND THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT EFFECTIVE OCTOBER 26, 2018 PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. PURSUANT TO AND AS SET FORTH THESE STANDARDS: THE TYPE OF SURVEY PERFORMED AND THE MAPPED FEATURES DEPICTED HEREON ARE IN ACCORDANCE WITH THE REQUIREMENTS OF A BOUNDARY SURVEY. PROPERTY LINES, AS THEY ARE DEPICTED HEREON, PRESENT PROFESSIONAL OPINIONS THAT PERTAIN TO A "DEPENDENT RESURVEY". THIS MAP PRESENTS THE RESULTS OF MEASUREMENTS WHICH WERE MADE UPON THE GROUND IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A CLASS A-2 SURVEY.
- 2). THIS MAP AND SURVEY WERE PREPARED FOR ROBBIN SISTI TO BE USED IN MATTERS THAT RELATE TO PROPOSED CONDITIONS & ZBA VARIANCE. USE OF THIS MAP FOR OTHER PURPOSES OR BY OTHER PARTIES IS NOT AUTHORIZED OR VALID.
- 3). NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNERS INVALIDATES THESE DECLARATIONS.

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

Kenneth R. Cyr
 PETER D. FLYNN CT.L.L.S. #8792 DATE
 KENNETH R. CYR CT.L.L.S. #70116



NOT VALID UNLESS ORIGINAL SIGNATURE, LIVE STAMP, & RAISED SEAL ARE AFFIXED.

FLYNN & CYR LAND SURVEYING, LLC
 1804 FARMINGTON AVE. 860-828-7886

PLUM ORCHARD ROAD

REGULATIONS FOR R-12 ZONE			
ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA		7,155.6 S.F.	7,155.6 S.F.
MIN. LOT WIDTH	80'	120'	180'
FRONT YARD PLUM ORCH.	40'	20.4' *	30.4' *
FRONT YARD BERLIN	40'	24.8' *	34.8' *
MIN. SIDE YARD	15'	37.6'	37.6'
MIN. REAR YARD	20'	9.3' *	9.3' *
MAX. BLDG. HEIGHT	2.5 STY/36'	1 STY/15'	1 STY/15'
MAX. COVERAGE	25%	19.5%	19.5%

* NON CONFORMING BUT PRE-EXISTING CONDITION

BOUNDARY SURVEY SHOWING PROPOSED IMPROVEMENTS AND VARIANCE REQUIRED PROPERTY OF ROBBIN SISTI #10 PLUM ORCHARD ROAD SOUTHTON, CONNECTICUT SCALE 1"=10' JULY 12, 2022



(IN FEET)
 1 inch = 10 ft.